



Pembroke Avenue, Westbrook, CT9 5EA

Offers In The Region Of £650,000



**CHAIN FREE ~ 4 BEDROOM DETACHED FAMILY HOME
~ CLOSE TO THE ROYAL ESPLANADE WESTBROOK**

TMS ESTATE AGENTS are delighted to offer to the market this spacious 4 double bedroom detached house on the popular 'Avenues' location and just a stones throw from from the sandy beach at Westbrook Bay.

Pembroke Avenue is situated in Westbrook, a very desirable location, enjoying the sunny side of the street the house is bright and airy and boasts spacious and versatile accommodation throughout

Arranged over two floors, the ground floor enjoys a large porch and generous entrance hall leading to a double aspect living room approximately 21 feet in width. There is a separate dining room for entertaining, two double bedrooms, a kitchen with separate utility room, a shower room and conservatory.

To the first floor the large landing enjoys plenty of natural light with large patio doors giving access to a balcony that overlooks the mature front garden - a lovely place to sit and enjoy the views!

There are two further double bedrooms, a 4 piece bathroom and useful walk in loft storage space on this floor.

Externally there are good sized, lawned gardens to the front and back of the property and gated off-street parking for a number of vehicles. There is a large garage and attached workshop.

Westbrook is nestled between Margate with its contemporary Old Town charm, the mainline station with fast links direct to London and its many restaurants, cafes & bars, and Westgate with its quiet charm, canopied high street and art deco cinema, both town enjoy sandy beaches. The property is situated at the sea end of the road and boasts sea views from the balcony and a sunny aspect rear garden. The Royal Esplanade, with its expansive green spaces and access to the seafront, lies just at the end of the road where you will find you can walk for miles.

Call TMS ESTATE AGENTS to book your viewing today.





GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

20'11" x 15'9" (6.40 x 4.82)

DINING ROOM

13'8" x 12'0" (4.18 x 3.67)

KITCHEN

15'5" x 11'6" (4.72 x 3.53)

UTILITY ROOM

GARDEN ROOM

11'9" x 10'1" (3.60 x 3.08)

BEDROOM

15'6" x 11'5" (4.74 x 3.48)

BEDROOM

12'11" x 12'1" (3.95 x 3.70)

SHOWER ROOM

SUN ROOM

10'9" x 5'11" (3.30 x 1.82)

FIRST FLOOR

BEDROOM

15'7" x 11'6" (4.75 x 3.51)

BEDROOM

12'1" x 12'0" (3.69 x 3.67)

BATHROOM

EXTERNAL

FRONT GARDEN

REAR GARDEN

GARAGE

19'11" x 11'6" (6.08 x 3.51)

WORKSHOP

12'0" x 10'2" (3.66 x 3.10)

AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Floor Plan



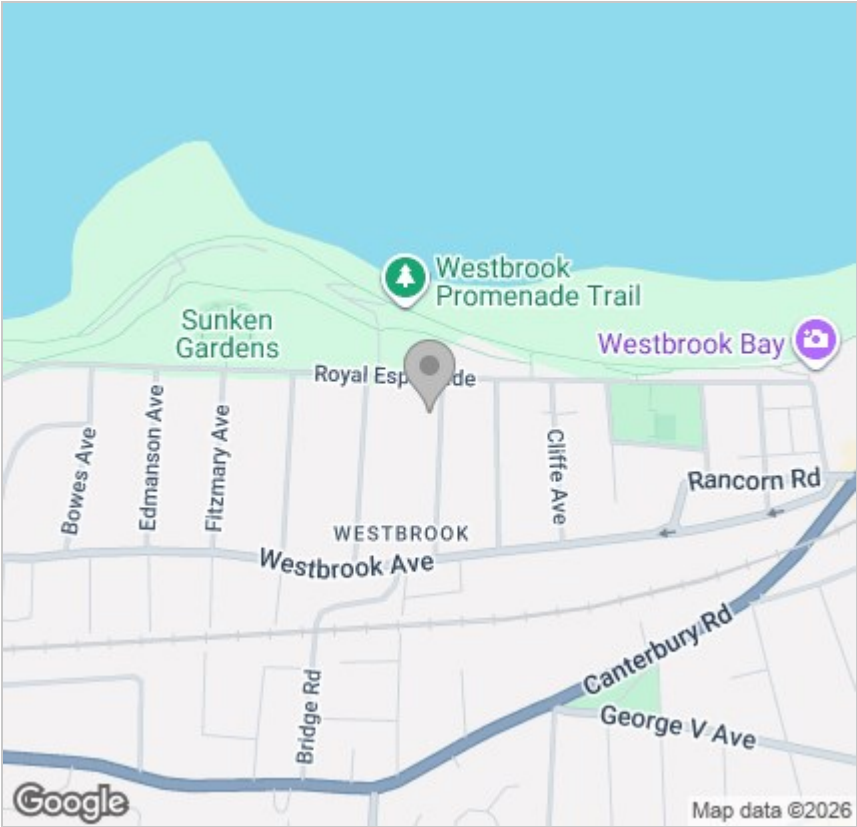
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

