



Northumberland Avenue  
, Margate, CT9 3BP

**Offers In The Region Of £190,000**



## Stylish Ground-Floor Flat Moments from the Sea

This beautifully finished one-bedroom ground-floor flat is full of character and style. The lounge flows effortlessly into a dining area, the large double bedroom is inviting, and the compact kitchen is practical yet perfectly formed. Adding to the convenience, there's a bathroom and a separate WC, designed for modern living.

Set in the heart of Cliftonville's sought-after Northumberland Avenue, the flat is just moments from the seafront, with its promenades, cafés, and colourful local shops. The area offers a unique mix of charm and vibrancy - quiet streets for peaceful living, yet easy access to Margate's famous Old Town, the Turner Contemporary, and the buzzing beachside scene. On-street parking is available right outside, on a first come first served basis.

With no forward chain, this is a move-in ready opportunity to own a stylish home in one of Margate's most desirable pockets. To arrange your viewing, call TMS Estate Agents today - a member of the team will be delighted to help.





Porch

Bedroom  
14'5" x 10'4" (4.40m x 3.16m)

Dining room  
13'10" x 9'4" (4.22m x 2.86m)

Living room  
9'10" x 9'4" (3.00m x 2.86m)

Kitchen  
10'4" x 8'2" (3.15m x 2.50m)

Bathroom  
8'2" x 14'7" (2.50 x 4.5m)

Toilet  
4'6" x 2'6" (1.38m x 0.77m)

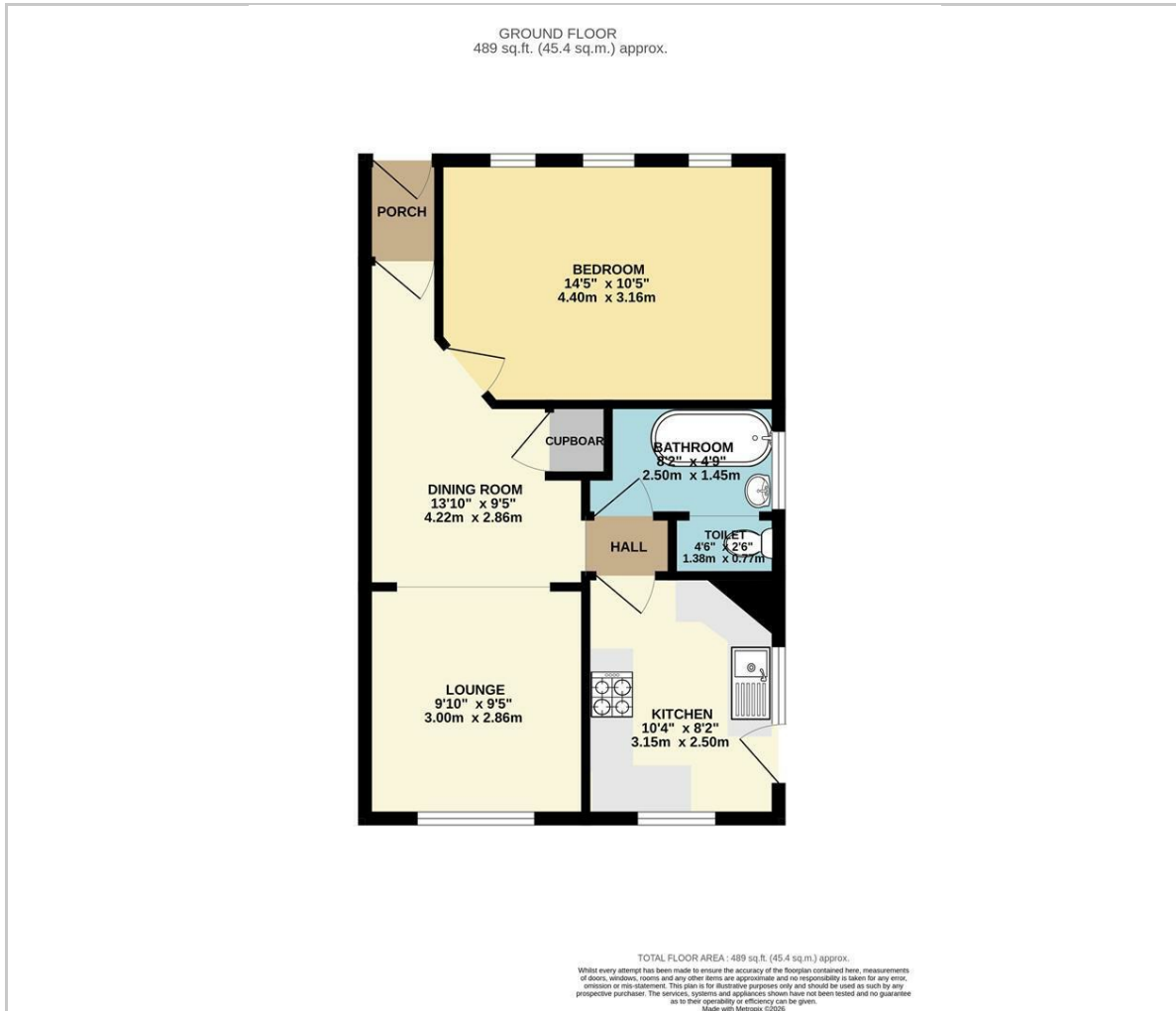
#### Identification checks

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.



- END OF CHAIN!
- SHARE OF FREEHOLD
- LOW MAINTENANCE COSTS
- LARGE BEDROOM AND SPACIOUS ROOMS
- FRONT AND BACK DOOR
- DIRECT ACCESS TO COMMUNAL GARDEN
- SEA FRONT AT THE BOTTOM OF THE ROAD
- COUNCIL TAX BAND A

## Floor Plan



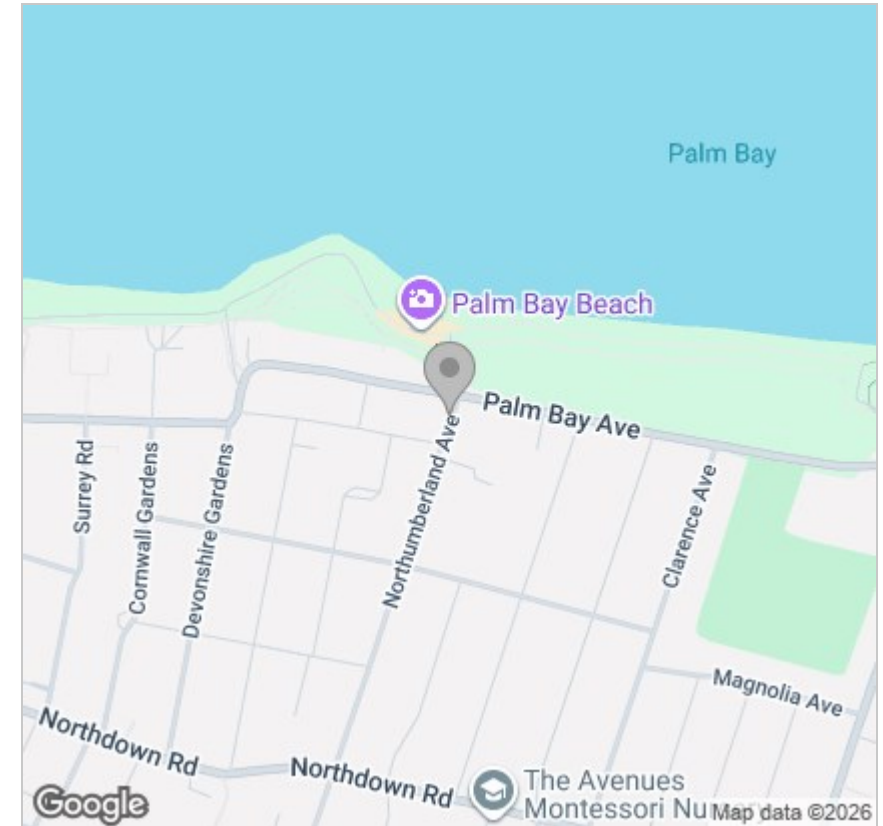
## Viewing

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 firm's 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

