



- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Wet Room And Bathroom

9 Westbrook Avenue, Margate, CT9 5HA

£460,000

Extended four bedroom semi detached family situated in a prime location in Westbrook close to the seafront and within easy reach of Margate Train Station and town. The property has been lovingly maintained by the current owner for many years and offers spacious accommodation comprising: two reception rooms, a brick and UPVC conservatory overlooking the rear garden, kitchen, three bedrooms, a bathroom and separate W.C. on the first floor and a large double bedroom and wet room on the top floor. The property benefits from off street parking for two cars, gas central heating, double glazing and a private garden to the rear.



Property Description

HALL

UPVC double glazed windows and door, laminate flooring, stairs to the first floor, picture rail, under stairs cupboard with storage and meters.

LOUNGE

13' 5" x 15' 0" (4.09m x 4.57m) UPVC double glazed bay window to front, feature stone fireplace with a gas flame effect fire, radiator, laminate flooring.

DINING ROOM

11' 10" x 12' 2" (3.61m x 3.71m) UPVC double glazed French doors and window, radiator, picture rail, laminate flooring.

CONSERVATORY

11' 9" x 11' 2" (3.58m x 3.4m) Brick and UPVC constructions, radiator, French doors, tiled flooring.

KITCHEN

8' 8" x 7' 2" (2.64m x 2.18m) Single glazed stable door, upvc double glazed window, matching fitted cupboards and drawers, tiled splashback, stainless steel sink with mixer tap, space for cooker, integrated fridge/freezer, tiled flooring.

LANDING

Stairs to the second floor, UPVC double glazed window, carpet flooring.

BEDROOM THREE

10' 2" x 12' 2" (3.1m x 3.71m) UPVC window, radiator, feature fireplace, built in cupboards, laminate flooring.

BEDROOM TWO

12' 1" x 15' 6" (3.68m x 4.72m) UPVC double glazed bay window to front, built in cupboard, feature fireplace, radiator, carpet flooring.

BEDROOM FOUR

8' 11" x 7' 2" (2.72m x 2.18m) UPVC double glazed window, picture rail, laminate flooring.

BATHROOM

Fully tiled bathroom, tiled bath with mixer tap and shower attachment, spot lights, upvc double glazed window, pedestal hand basin with mixer tap, chrome heated towel ladder.

W.C.





UPVC double glazed window, tongue and groove part panelled walls, low level W.C., spot lights, tiled flooring.

LANDING

Carpet flooring, loft access, velux window.

BEDROOM ONE

17' 1" x 11' 1" (5.21m x 3.38m) Velux windows, exposed floorboards, cupboards into eaves providing storage, radiator.

WET ROOM

Fully tiled wet room, wall mounted white hand basin with mixer, velux window, spot lights, extractor, chrome shower riser.

FRONT GARDEN

Paved driveway, parking for two cars, side access, brick boundary walls, mature shrubs.

REAR GARDEN

Patio area, timber shed, side access, mature trees and side borders.

MEASUREMENTS

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. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.



The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

AGENTS NOTES

Freehold

Council Tax Band - C

EPC

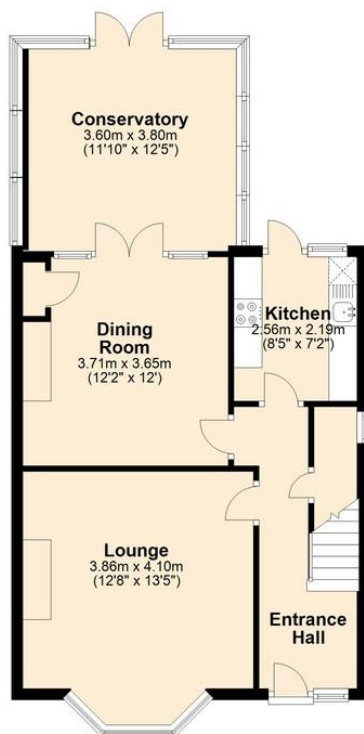
ANTI MONEY LAUNDERING

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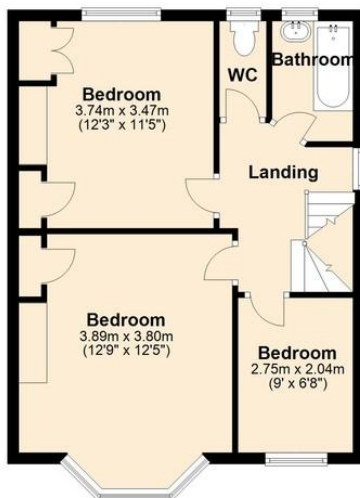




Ground Floor
Approx. 60.0 sq. metres (645.3 sq. feet)



First Floor
Approx. 46.1 sq. metres (496.7 sq. feet)

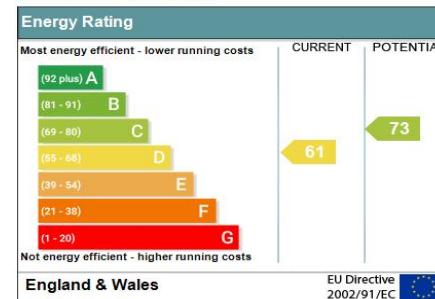


Second Floor
Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 136.6 sq. metres (1470.1 sq. feet)

Address: 9 Westbrook Avenue, MARGATE, CT9 5HA
RRN: 9128-3921-4200-8542-1200



rightmove

Zoopla



The Property Ombudsman

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATE AGENTS

