



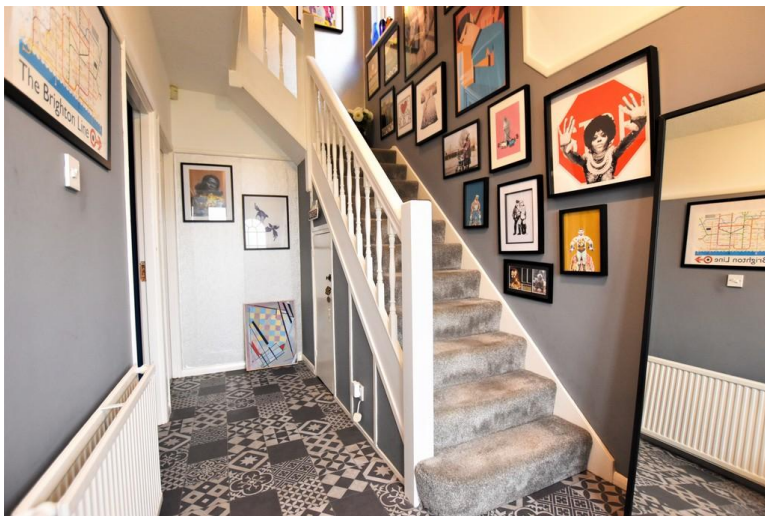
Thomas  
jackson  
ESTATE AGENTS



129 WESTBROOK AVENUE, MARGATE, CT9 5HG  
£385,000







**DESCRIPTION** A spacious and smartly presented 1930's semi-detached house in a much sought after Westbrook location, close to shops and amenities, a short stroll to the seafront, and less than one mile from Margate and Westgate train stations. The comfortably proportioned accommodation comprises a bright and airy entrance hall, sitting room, open plan kitchen/dining room, and a conservatory with doors opening to the south facing garden. On the first floor there are three generous bedrooms and a large modern bathroom. The South facing rear garden incorporates a decked terrace and lawned area, which is ideal for outside entertaining. There is a 18ft x 12ft timber log cabin ideal annex or home office/studio. The property is offered with No Chain.

**HALL** Composite double glazed front door and side window panels, stairs to the first floor, under stairs cupboard providing storage and meters. Radiator, vinyl flooring.

**LOUNGE** 14' 0" x 11' 10" (4.27m x 3.61m) UPVC double glazed bay window, feature fireplace, radiator, double doors leading into the





**KITCHEN/DINER** 18' 10" x 11' 9" (5.74m x 3.58m)

Measurements excluding the fitted kitchen units. UPVC double glazed window to the rear, fitted grey gloss matching units, built in electric oven, gas hob, stainless steel extractor, stainless steel sink, marble effect work surfaces, tiled splashback, space for a fridge/freezer, plumbing and space for a washing machine, log burner with timber mantel, radiator, vinyl flooring.

**CONSERVATORY** 10' 2" x 9' 0" (3.1m x 2.74m) Brick and UPVC construction, radiator, French doors leading into the garden



**FIRST FLOOR LANDING** UPVC double glazed window, loft access, carpet flooring.

**BEDROOM ONE** 14' 2" x 10' 11" (4.32m x 3.33m) UPVC double glazed bay window, picture rail, radiator, carpet flooring.

**BEDROOM TWO** 11' 9" x 10' 11" (3.58m x 3.33m) UPVC double glazed window to the rear, radiator, built in cupboard housing the boiler, carpet flooring.



**BEDROOM THREE** 7' 8" x 7' 6" (2.34m x 2.29m) UPVC double glazed window, radiator, carpet flooring.

**BATHROOM** Spacious white suite comprising a large, panelled bath with chrome taps, wall mounted vanity unit with an inset ceramic hand basin and chrome taps, quadrant shower, tiled walls, chrome heated towel ladder, vinyl flooring, UPVC double glazed window.

**GARDEN** South facing, decked and lawned area, well stocked side borders, gated pedestrian side access, outside tap, outside power.



**LOG CABIN** 18' 3" x 12' 6" (5.56m x 3.81m) Currently arranged as three separate areas, power and light, loft storage. Ideal studio/annex or home office.

**FRONT GARDEN** Brick boundary walls, iron gate, path leading to the main entrance and pedestrian side access. Laid to lawn, mature palm tree and bedding plants.

**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 EPC -**

Council Tax Band C

Freehold

**ANTI MONEY LAUNDERING** AML Identification Checks –

If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		