



20 Tyson Avenue, Margate
£399,950

20 Tyson Avenue

Margate, Margate

Miles and Barr are thrilled to bring to the market this cosy two bedroom detached bungalow nestled in Tyson Avenue, Westbrook. The bungalow is ideally situated to make the most out of our coastline with award winning beaches on the doorstep, seafront cafe's, clifftop walks, with Margate and Westgate a short journey away.

Accommodation itself is exceptionally bright and airy which comprises, entrance porch, living room to the front flowing through into the practical dining area which has access into the rear garden. Adjacent to the living room is the kitchen with fitted floor and wall units, space and plumbing for white goods as well as access to the side alley of the bungalow. There are two good sized bedrooms along with a spacious wet-room which would comfortably fit a bath. Externally there is off street parking to the front of the bungalow, garage which is handy for storage or with the relevant permissions and structural changes could be utilised as a utility room or third bedroom. The rear garden is exceedingly private and is lined with mature foliage, shed and greenhouse. Call Miles and Barr today to arrange your viewings! Property details are yet to be approved by the Vendor.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, 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 provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Entrance Porch

Living Room

Dimensions: 5.18m x 3.99m (17' 0" x 13' 1")

Dining / Family Room

Dimensions: 7.85m x 2.40m (25' 9" x 7' 10")

Kitchen

Dimensions 3.50m x 2.52m (11' 6" x 8' 3")

Bedroom One

Dimensions: 3.66m x 3.12m (12' 0" x 10' 3")

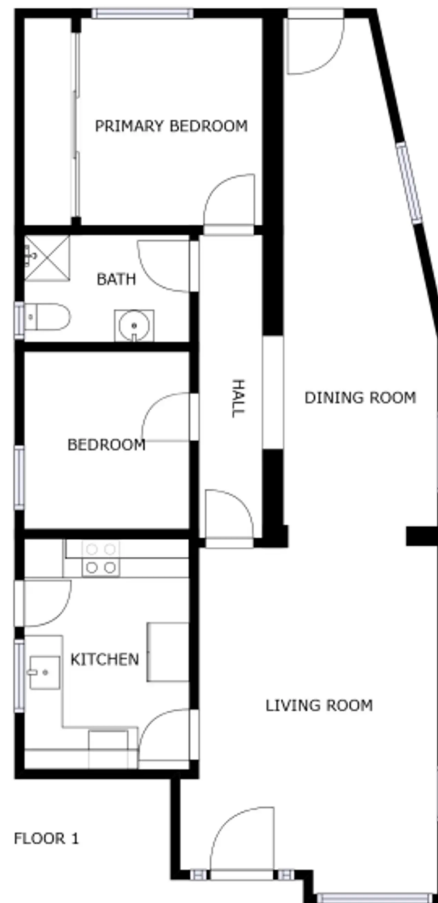
Bedroom Two

Dimensions: 2.73m x 2.56m (8' 11" x 8' 5")

Shower / Wet Room

Dimensions: 2.53m x 1.64m (8' 4" x 5' 5")





GROSS INTERNAL AREA
FLOOR 1: 839 sq. ft
TOTAL: 839 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Miles & Barr

41 Station Road, Westgate-On-Sea - CT8 8QY

01843 836 655

westgate@milesandbarr.co.uk

www.milesandbarr.co.uk/

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure