



**TMS**

ESTATE AGENTS



49 Brooke Avenue  
, Margate, CT9 5NG

Offers In The Region Of £300,000



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## 49 Brooke Avenue

, Margate, CT9 5NG

A warm, bright and welcoming living room that's easy to imagine in use - morning coffee by the bay window, evenings on the sofa, weekends drifting by. At the back, the kitchen stretches right across the house, giving you space to cook, eat and gather without everything feeling on top of each other. It's practical, sociable and full of natural light - the kitchen often quite quickly becoming the heart of the home.

Upstairs, the three bedrooms give you proper flexibility. There's a comfortable main bedroom, a second that works beautifully as a guest room or child's room, and a third that's ideal for a home office, nursery or dressing room. The bathroom offers a bathtub with overhead rain shower, toilet and basin and still has room for storage.

The garden is a real bonus - longer than you'd think, nicely private and full of potential. And if you were considering extending off the rear, as many others have done, subject to the relevant permissions you would still have plenty of garden to enjoy summer barbecues, space for little ones to play, or just somewhere quiet to sit at the end of the day. With off-street parking for two cars, it all feels easy and uncomplicated.

Garlinge is a great place to put down roots - good schools, a strong community feel, and the coast just minutes away when you want open skies and sea air.

Brooke Avenue is a brilliant first home to grow into. It's well laid out, well located and ready for someone new to come in and make it theirs.

Are you ready to make this home your own?  
Call TMS Estate Agents we can't wait to show you around!





Hallway

Living room  
19'4" x 10'8" (5.90m x 3.27m)

Kitchen  
13'10" x 12'9" (4.24m x 3.90m)

Bathroom  
8'9" x 8'2" (2.69m x 2.49m)

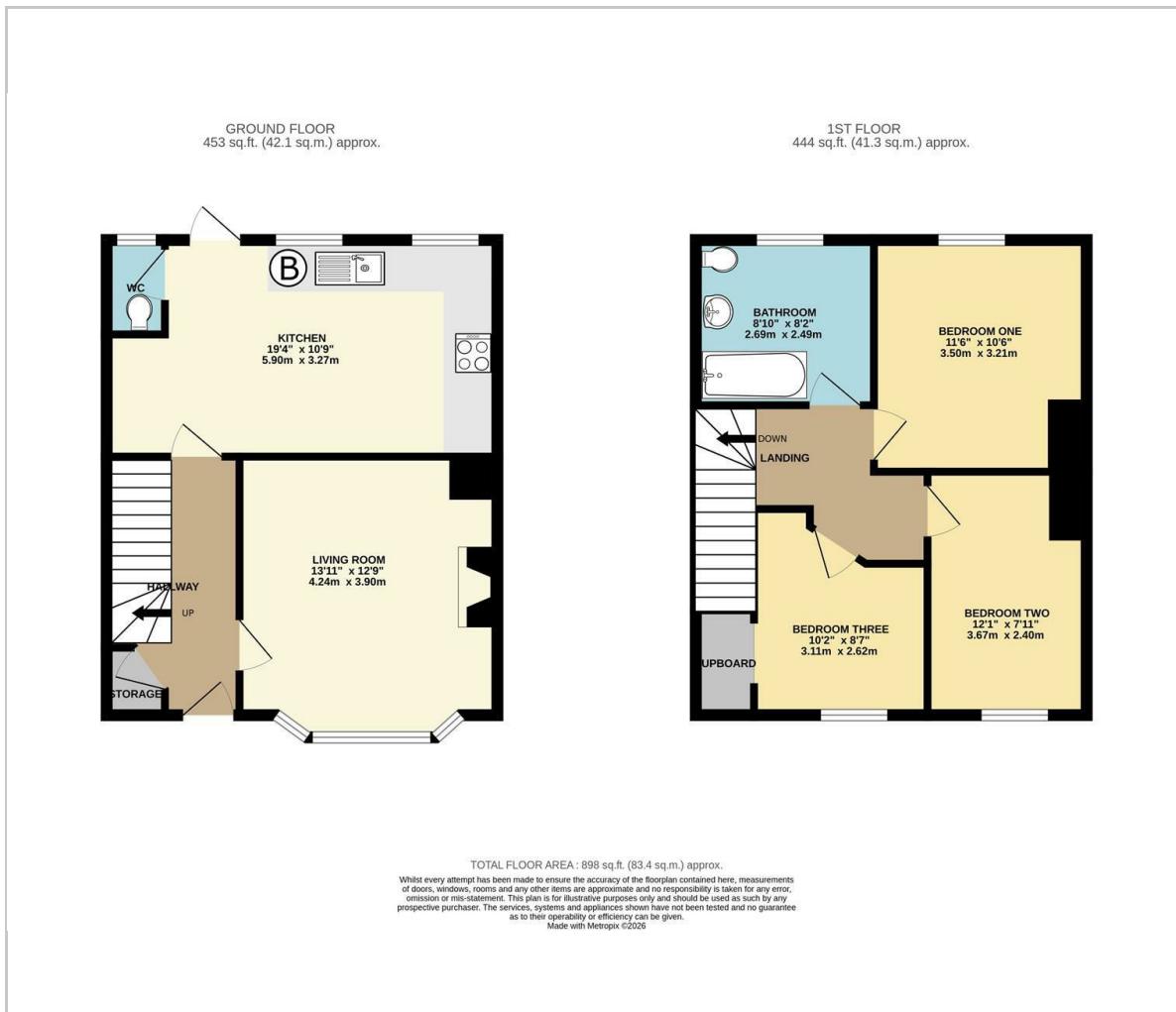
Bedroom One  
11'5" x 10'6" (3.50m x 3.21m)

Bedroom Two  
12'0" x 7'10" (3.67m x 2.40m)

Bedroom Three  
10'2" x 8'7" (3.11m x 2.62m)

**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.

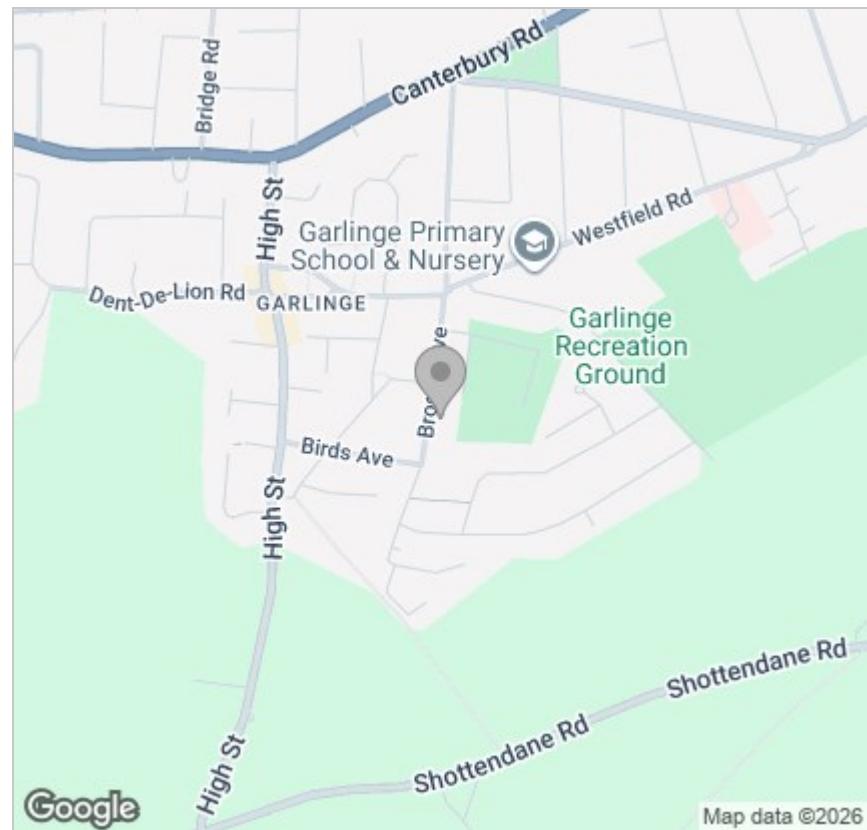
## Floor Plan



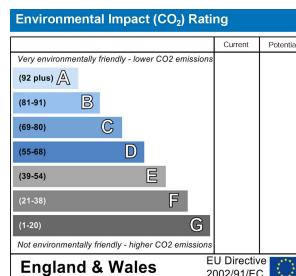
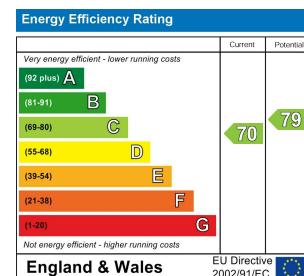
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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.