



**Leicester Avenue, Margate, CT9 3DB**  
Offers In The Region Of £795,000





A warm welcome awaits you at Leicester Avenue at this majestic five bedroom detached house.

The Avenues are highly sought after and so we anticipate that this property will not be on the market long! Especially once you've stepped inside.

Passing through the front door and into the hallway you will find a door leading to a spacious w/c straight in front of you and the door to your right opens up into the grand entrance hall. A striking staircase and intricate flooring set the bar for this property and what's yet to be seen. There is a huge lounge which offers lots of space and lots of light through the beautiful bay window. The sitting/dining room makes the perfect space for entertaining friends & family. The sitting/dining room seamlessly opens out to an exquisite conservatory that is currently used as a dining area that comfortably seats six people. This flows beautifully into the kitchen/breakfast room which offers a show stopping double oven, warming draw, microwave and wine cooler as well as an incredibly handy hot tap. This completing the downstairs.

The first floor offer four of the five double bedrooms. The main bedroom and bedroom two have the luxury of built in wardrobes. Storage is not a given these days with properties, however this house has it in abundance. The family bathroom which boasts a four piece suite completes this level. Bedroom five will be found on the second floor which enjoys its own private en-suite. There is a balcony that can be accessed via the first floor that runs half the length of the house for those wanting to make the most of the evening sun!

To the rear is a staggering 194ft (approximate) garden! Mostly laid to lawn with a large patio area perfect for the upcoming summer months where BBQ's come up and we make the most of the British summer! A green fingered enthusiast will love this space and it must be seen to be truly appreciated!

Call TMS today to arrange your exclusive viewing at this stunning home! Available 7 days a week

#### Location

Just moments from the beach, residents can enjoy easy access to the stunning seafront and picturesque promenade. The lively Old Town, with its eclectic mix of independent shops, cafés, and galleries, is only a coastal walk away. The thriving Old Town, full of independent shops, cafés, and galleries, is nearby, providing a lively, creative environment. With Margate station just moments away, direct rail links to London are at your fingertips. It's an ideal spot for those who want a dynamic, well-connected location with character and charm.

Entrance Hall	9'0" x 19'10" (2.75 x 6.06)
Lounge	15'10" x 14'0" (4.83 x 4.29)
Sitting/Dining Room	15'7" x 14'0" (4.77 x 4.29)
Conservatory	24'6" x 13'0" (7.48 x 3.98)
Kitchen/Breakfast Room	14'2" x 13'11" (4.34 x 4.26)
Cloakroom	5'2" x 4'9" (1.60 x 1.47)
FIRST FLOOR	
Main Bedroom	15'10" x 12'9" (4.83 x 3.91)
Bedroom Two	15'7" x 12'9" (4.77 x 3.91)
Bedroom Three	12'0" x 11'8" (3.67 x 3.57)
Bedroom Four	10'11" x 10'9" (3.33 x 3.29)
Bathroom	13'6" x 6'11" (4.14 x 2.11)
SECOND FLOOR	
Bedroom Five	16'1" x 14'5" (4.92 x 4.40)
Ensuite	8'2" x 5'11" (2.50 x 1.82)

#### 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.





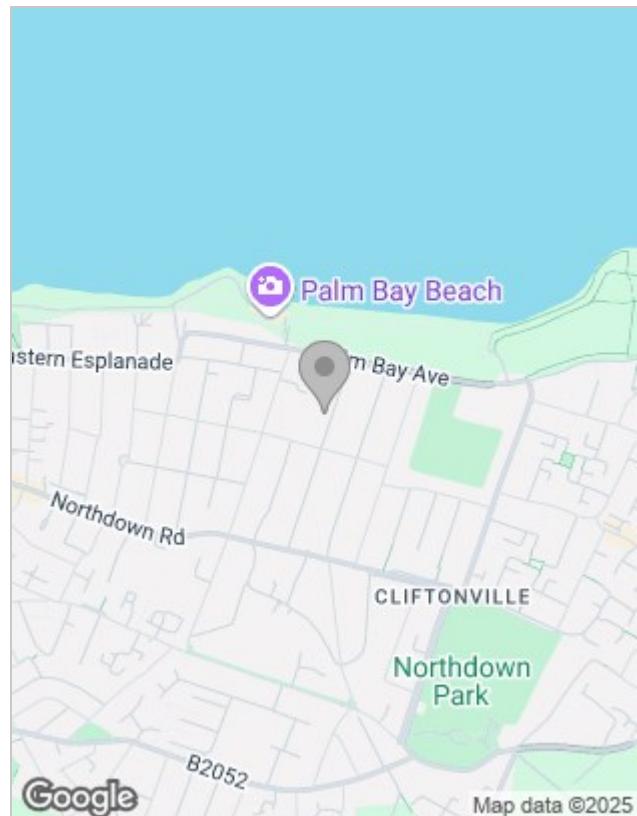
## Floor Plans



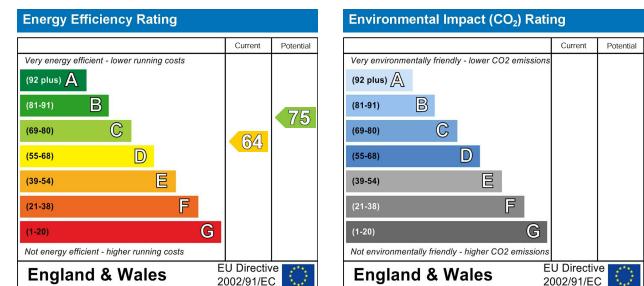
## Viewing

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.

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.