



**Millmead Avenue, Margate, CT9 3LP**  
**Offers In The Region Of £375,000**









# Millmead Avenue, Margate, CT9 3LP

TMS is delighted to present this beautifully maintained and character-filled four-bedroom semi-detached home on Millmead Avenue, Margate. This property is ideal for families or those seeking a versatile home in a sought-after location.

The home welcomes you with a spacious hallway featuring a striking dog-legged staircase and elegant parquet flooring. To the front, the bright and airy lounge is centred around a charming feature fireplace, creating a warm and inviting atmosphere. Towards the rear, a sleek and contemporary kitchen offers ample space with integrated double oven and induction hob, while the adjacent dining room provides the perfect setting for family meals or entertaining guests. Double doors open into a stunning sunroom, where Velux windows and floor-to-ceiling sliding doors flood the space with natural light, seamlessly connecting indoor and outdoor living.

Upstairs, three generously sized double bedrooms, two with built-in wardrobes, offer plenty of storage, while a spacious single bedroom provides additional flexibility. The shower room is well-appointed with a basin, toilet, and step-in shower. This home also benefits from a versatile loft room, perfect for a home office or creative space, with extensive eaves storage.

The exterior is just as impressive. Off-street parking is available for three vehicles in tandem, along with a detached garage which has just had a new roof. The front garden, with its mature shrubs and plants, adds both privacy and a pop of colour as spring approaches. The rear garden is a true highlight, bursting with character and life. A stunning palm tree, mature planting, and a blend of lawn and patio areas create an ideal space for relaxing or entertaining. At the rear, an outbuilding presents endless possibilities – whether as a workshop, art studio, or summer house.

This exceptional home won't be available for long! Contact TMS Estate Agents today to arrange your exclusive viewing!

Offers In The Region Of £375,000



Margate, a historic seaside town in Kent, England, has long been a popular destination due to its sandy beaches, vibrant arts scene, and cultural heritage. The town boasts attractions such as the Turner Contemporary art gallery and the revitalized Dreamland amusement park, which contribute to its appeal for both residents and visitors.

The Old Town is known for its boutique shops, vintage stores, and diverse eateries, providing a lively community atmosphere. The town's cultural scene is enriched by various festivals, galleries, and music venues, reflecting a dynamic and creative community.

Millmead Avenue, situated in the CT9 postcode area, is a residential street characterized by detached and semi-detached homes. The area is predominantly composed of single-family households, offering a suburban feel within close proximity to Margate's amenities.

Neighbouring towns, including Broadstairs, Ramsgate, and Birchington, are all within a 10-minute drive, while excellent road links via the A299 Thanet Way and M2 motorway provide convenient access to London. The Thanet Loop bus service can be caught at the end of the road and for rail services, Margate Railway Station is approximately 1.8 miles from Millmead Avenue, offering high-speed links to London.





Lounge	14'9" x 13'5" (4.51 x 4.10)
Dining Room	12'4" x 11'10" (3.76 x 3.63)
Kitchen	15'11" x 8'4" (4.87 x 2.56)
WC	
Utility	
Sun Room	16'0" x 11'6" (4.89 x 3.52)
<b>FIRST FLOOR</b>	
Main Bedroom	14'3" x 12'3" (4.36 x 3.74)
Bedroom Two	12'4" x 11'10" (3.76 x 3.63)
Bedroom Three	10'8" x 8'4" (3.26 x 2.56)
Bedroom Four	9'8" x 8'0" (2.95 x 2.45)
Shower Room	7'9" x 5'5" (2.38 x 1.67)
<b>SECOND FLOOR</b>	
Loft Room	14'8" x 7'10" (4.49 x 2.41)
<b>EXTERNAL</b>	
Garage	8'3" x 15'3" (2.53 x 4.65)
Outbuilding	11'7" x 8'10" (3.55 x 2.71)

### 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.



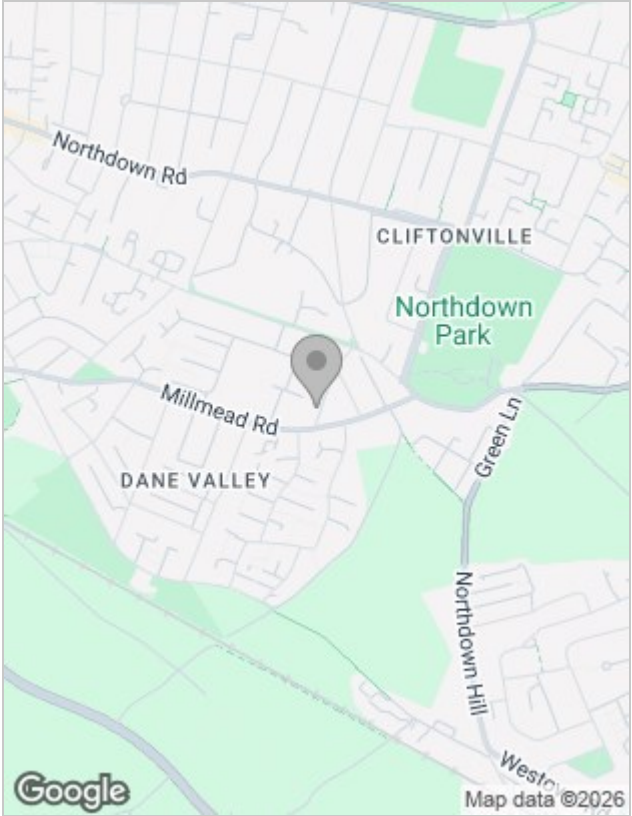




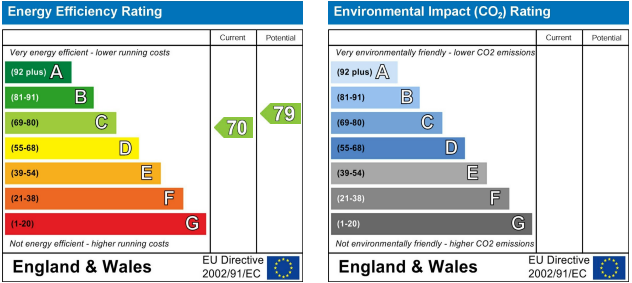
Floor Plans



Location Map



Energy Performance Graph



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.

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.