



TMS

ESTATE AGENTS



All Saints Avenue
, Margate, CT9 5QL

Offers In The Region Of £325,000



Your Dream Family Home Awaits in Margate!

TMS is delighted to present this charming semi-detached house on All Saints Avenue, a property that boasts excellent kerb appeal and ample off-street parking for multiple vehicles.

As you step inside, you are greeted by a spacious entrance hall leading to a cozy yet expansive lounge, where the focal point is a stunning log burner—perfect for creating a warm and inviting atmosphere during the colder months. The space is ideal for both relaxation and entertaining.

Upstairs, the home offers three well-appointed bedrooms: two generous doubles and a comfortable single—perfect for a growing family or a home office. The family bathroom is modern and practical, featuring a large walk-in shower, a contemporary basin, and a toilet, offering both style and functionality.

The beautifully landscaped rear garden is divided into three distinct areas: a patio ideal for outdoor dining, a section bursting with mature shrubs and vibrant plants, and, at the rear, a well-maintained vegetable patch for the green-thumbed homeowner.

Location is key, and this property excels. Just a 15-minute walk to Margate train station, it offers easy access to high-speed links to London, making it perfect for commuters. A short stroll further brings you to Margate's award-winning seafront, where you can enjoy a range of eateries, cafes, and the iconic Dreamland amusement park.

This is a rare opportunity to secure a family home in such a sought-after location. Contact us to arrange your personal viewing today—our friendly team is available 7 days a week to assist you.





ENTRANCE HALL

LIVING ROOM
14'6" x 10'5" (4.42m x 3.18m)

KITCHEN/ DINER
16'4" x 12'4" (4.98m x 3.76m)

LANDING

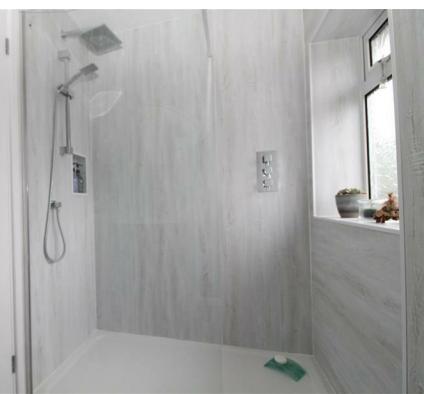
BEDROOM 1
10'0" x 9'11" (3.06m x 3.03m)

BEDROOM 2
10'9" x 9'11" (3.29m x 3.03m)

BEDROOM 3
6'11" x 6'5" (2.13m x 1.97m)

Identification Checks

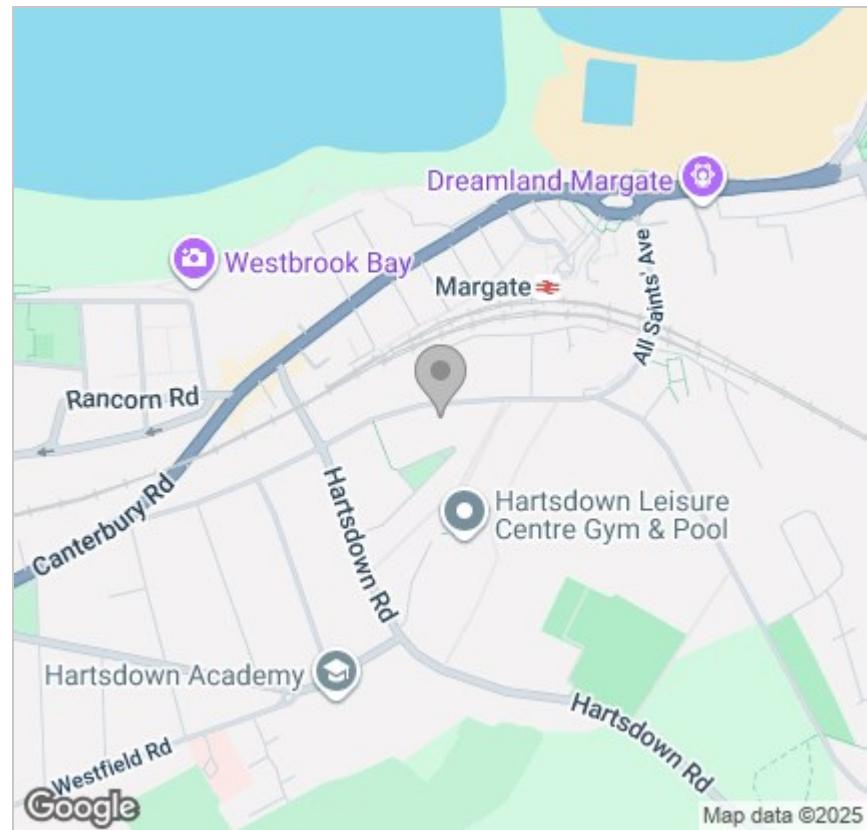
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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



Area Map



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.

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