



**Price**  
**£675,000**

**Freehold**

4x  1x  1x 

**Fitzmary Avenue,  
Westbrook, Margate,  
Kent, CT9**

**OVER 60?**

You could get up to  
**59% off** the price!\*

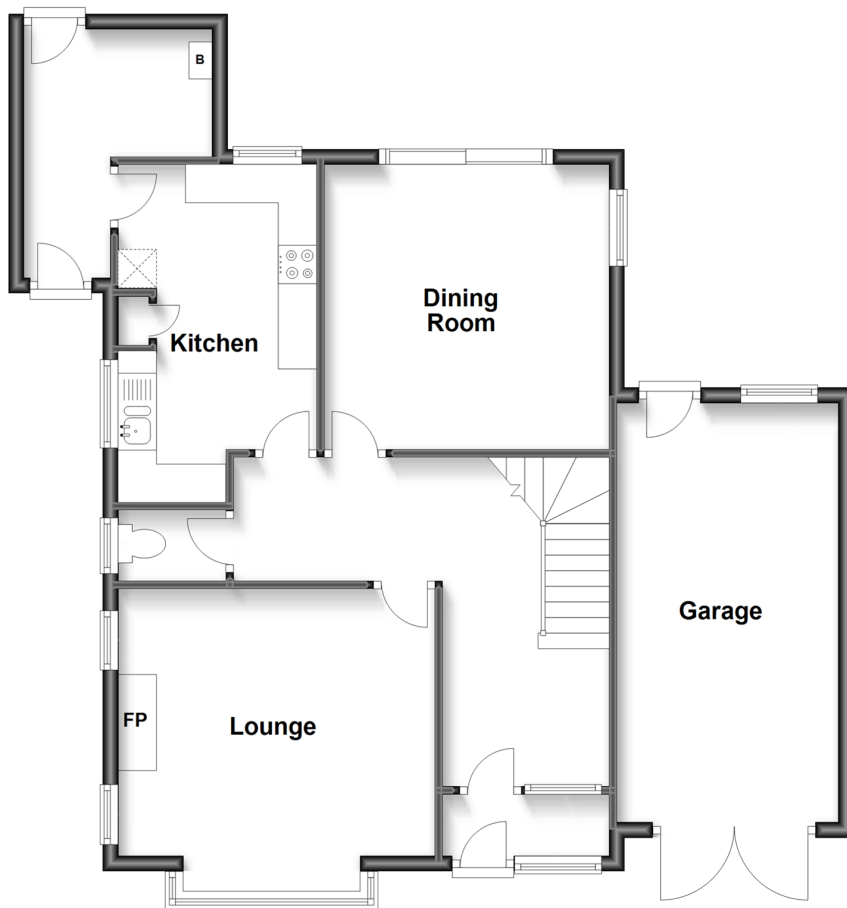


**Video Tour available**

***Wards***  
Helping you move forwards

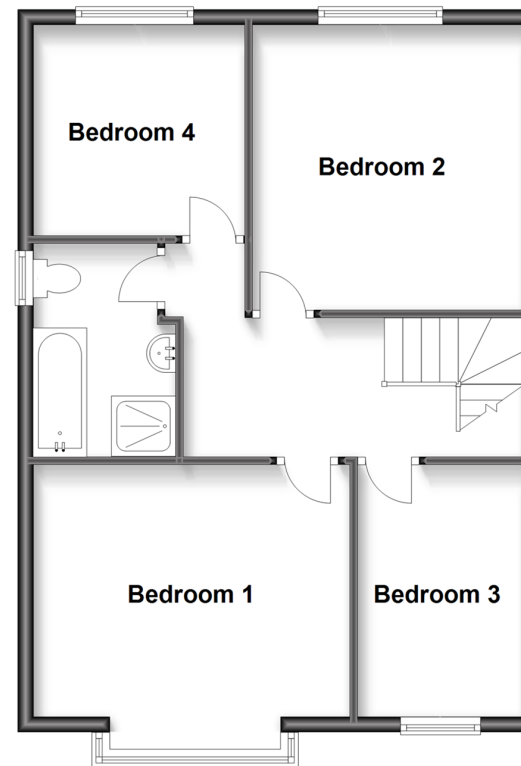
## Ground Floor

Approx. 80.5 sq. metres (866.5 sq. feet)



## First Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge: 14'2 x 13'6 (4.32m x 4.12m)

Dining Room: 12'2 x 12'0 (3.71m x 3.66m)

Toilet

Kitchen: 14'4 x 8'6 (4.37m x 2.59m)

Utility Room: 10'9 x 7'9 (3.28m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 11'1 (4.12m x 3.38m)

Bedroom 2: 12'3 x 11'6 (3.74m x 3.51m)

Bedroom 3: 9'3 x 8'11 (2.82m x 2.72m)

Bedroom 4: 10'9 x 7'0 (3.28m x 2.14m)

Bathroom: 8'11 x 6'0 (2.72m x 1.83m)

### OUTSIDE

Front Garden

Rear Garden

Garage: 19'6 x 9'0 (5.95m x 2.75m)





## Main features

- Lovely family home in the prestigious Westbrook Avenue's
- Just a stones throw away from Westbrook's award winning beach
- Large, sunny aspect rear garden
- Within walking distance of popular primary, secondary and private schools
- Garage and off-road parking



### Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.5 miles, St Saviour's C of E Junior School 0.8 miles, St Gregory's Catholic Primary, Margate 1.2 miles

Secondary Schools: Hartsdown Technology College 0.8



### Transport Information

Train Stations: Westgate-on-Sea 0.6 miles, Margate 0.8 miles, Birchington-On-Sea 2.2 miles



### Address

Fitzmary Avenue, Westbrook, Margate, Kent, CT9



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Birchington Branch 01843 842551 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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