



14 Audley Avenue, Margate, CT9 5HJ

Guide Price £550,000 to £575,000



## 14 Audley Avenue, Margate, CT9 5HJ

Set in a sought-after residential spot in Westbrook, this attractive 4-bedroom, 3-bathroom semi-detached family home combines generous proportions with a stylish finish, creating a property that is as practical as it is welcoming. The red-brick frontage with its bay window and wide driveway makes a strong first impression, offering ample off-street parking as well as access to the garage.

Inside, the entrance vestibule leads into a spacious hallway, where stained-glass details and a bright, airy feel set the tone for the home. At the front, the bay-fronted living room is a cosy yet elegant space, ideal for relaxing with family. To the rear, the house opens up into a superb kitchen and dining room that's perfect for modern living. With sleek cabinetry, granite worktops and integrated appliances, it's designed with both everyday use and entertaining in mind. French doors connect the room directly with the garden, filling the space with natural light. A practical utility/ wet room and internal access to the garage complete the ground floor.

Upstairs, the layout is well suited to family life. The main bedroom is a generous size and enjoys the benefit of its own ensuite shower room. Three further bedrooms are all well proportioned, offering versatility for children, guests or home working. The landing, with its stained-glass window, is another lovely feature, and the modern family bathroom serves the remaining bedrooms.

The rear garden is a real highlight, stretching out to provide plenty of lawn space alongside a large patio area that's perfect for summer dining and entertaining. Mature borders and established trees add privacy and greenery, while a shed and outbuilding provide useful storage.

Westbrook in Margate offers a peaceful residential setting with easy access to sandy beaches, the vibrant town centre, and a mainline station to London. Nearby Westgate-on-Sea adds charm with its Victorian high street, cinema, and eateries. Shops, cafes, schools, and excellent transport links are close by, while the seafront is just a 5-minute walk and Margate station around 20 minutes, making this an ideal spot for families, retirees, and professionals alike.



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This is a superb opportunity to secure a substantial and versatile home in a highly desirable location, just a short walk from the seafront, local schools, shops and excellent transport links. With its blend of character, space and modern touches, this property is ready to move into and enjoy.

### GROUND FLOOR -

Porch

Hallway

Living Room - 4.34m x 3.61m (14'3" x 11'10")

Kitchen / Dining Room - 6.91m x 3.63m (22'8" x 11'11")

Lobby - 2.79m x 1.14m (9'2" x 3'9")

Utility / Wet Room - 2.8m x 1.78m (9'2" x 5'10")

Garage - 4.65m x 2.8m (15'3" x 9'2")

### FIRST FLOOR -

Landing

Bedroom One - 4.01m x 3.66m (13'2" x 12'0")

Ensuite - 2.23m x 1.5m (7'3" x 4'11")

Bedroom Two - 4.01m x 3.61m (13'2" x 11'10")

Bedroom Three - 3.71m x 3m (12'2" x 9'10")

Bedroom Four - 2.8m x 2.62m (9'2" x 8'7")

Bathroom - 2.78m x 1.17m (9'1" x 3'10")

### EXTERNAL -

Front - Driveway

Side - Outbuildings, gated access

Rear - Garden

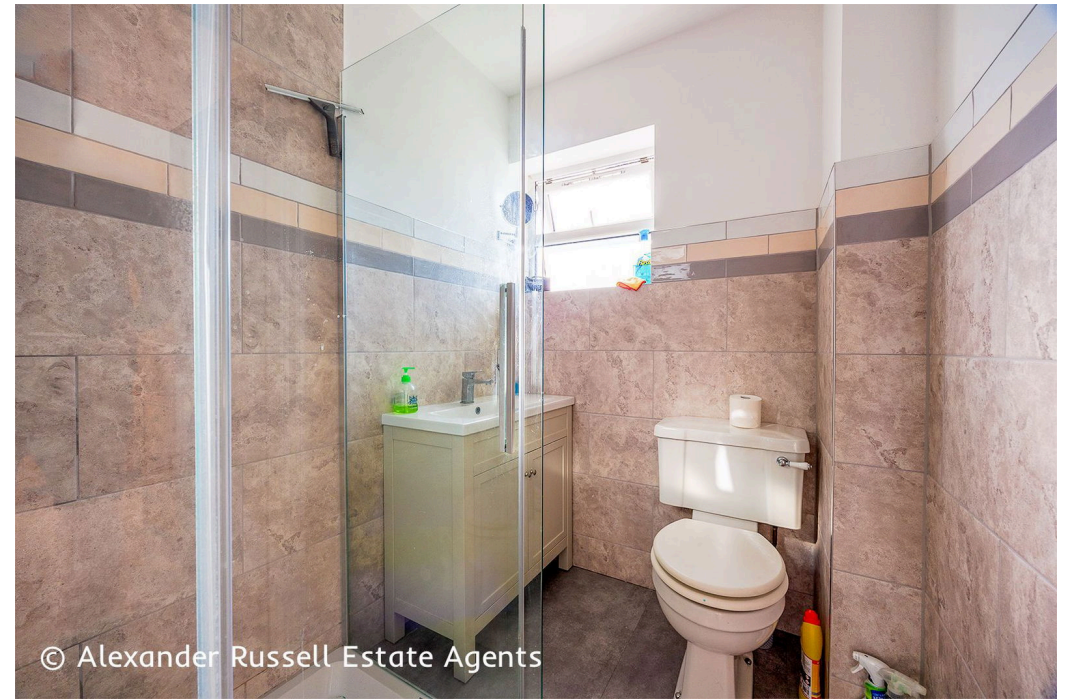
**TENURE** - Freehold

**COUNCIL TAX** - Thanet District Council | Band D (£2,345.25 per year)

**EPC RATING** - 73 | C









**SERVICES** - We are informed that all mains services are connected to the property

**HEATING** - Gas Central Heating

**BROADBAND** - Ultrafast Fibre to the Property internet available (FTTP)

**LISTED BUILDING** - No

**CONSERVATION AREA** - No

**CONSTRUCTION** - Standard

**PARKING** - Driveway to front, garage

**OUTSIDE SPACE** -

Front - Driveway

Side - Outbuildings, gated access

Rear - Garden

**RESTRICTIONS, RIGHTS AND EASEMENTS** -

We note from the title register, there are restrictive covenants that appear to be historic. To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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**AGENTS NOTE** - *In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All*





Main area: Approx. 124.7 sq. metres (1342.0 sq. feet)  
Plus garages, approx. 13.0 sq. metres (139.8 sq. feet)  
Plus outbuildings, approx. 7.0 sq. metres (75.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.