



**Price**  
**£700,000**

**Freehold**

4x  1x  2x 

**Edmanson Avenue,  
Margate, Kent, CT9**

**OVER 60?**

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

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**Ground Floor**  
Approx. 168.9 sq. metres (1818.0 sq. feet)



## Accommodation

### GROUND FLOOR

#### Hallway

**Kitchen/Diner/Living Area:** 33'10 x 17'10 (10.32m x 5.44m)

**Toilet:** 6'9 x 2'10 (2.06m x 0.86m)

**Snug:** 11'11 x 11'7 (3.63m x 3.53m)

**Bedroom 1:** 16'0 x 13'2 (4.88m x 4.02m)

**Bedroom 2:** 12'11 x 10'1 (3.94m x 3.08m)

**Bedroom 3:** 12'10 x 11'4 (3.91m x 3.46m)

**Study/Bedroom 4:** 8'11 x 8'6 (2.72m x 2.59m)

**Bathroom:** 8'8 x 6'6 (2.64m x 1.98m)

### OUTSIDE

#### Rear Garden

#### Front Garden

#### Off Road Parking

#### Garage



## Main features

- Generously proportioned extended and refurbished family home
- Open plan living ideal for modern family life
- Within walking distance to the coastline at Westbrook
- Garage and off street parking
- Viewings are highly recommended



### Nearest Schools

Primary Schools: St Saviour's C of E Junior School 1.1 miles, Garlinge Primary and Nursery 1.4 miles, St Gregory's Catholic Primary, Margate 1.7 miles

Secondary Schools: Hartsdown Technology College 1.2



### Transport Information

Train Stations: Westgate-on-Sea 0.7 miles, Margate 1.4 miles, Birchington-On-Sea 2.5 miles



### Address

Edmanson Avenue, Margate, Kent, CT9



### Directions

For directions to this property please contact us.



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- 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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