



**Price**  
**£290,000**

**Freehold**

3x  1x  1x 

**Arlington Gardens,  
Cliftonville, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards



## Main features

- Well presented family house
- Kitchen/diner ideal for entertaining friends and family
- Separate lounge
- Sunny rear garden to sit and relax
- Off road parking
- Close to schools and Northdown Park

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'4 x 10'8 (4.37m x 3.25m)

Kitchen/Diner: 20'3 x 10'7 (6.18m x 3.23m)

### FIRST FLOOR

Landing

Bathroom: 7'5 x 5'0 (2.26m x 1.53m)

Bedroom 1: 12'5 x 10'8 (3.79m x 3.25m)

Bedroom 2: 10'7 x 10'6 (3.23m x 3.20m)

Bedroom 3: 9'5 x 7'6 (2.87m x 2.29m)

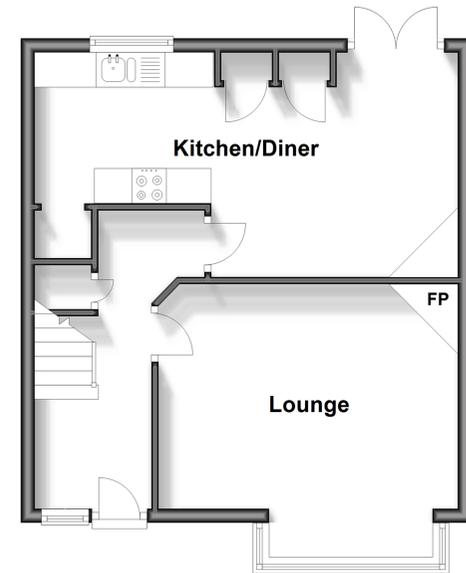
### OUTSIDE

Front Garden

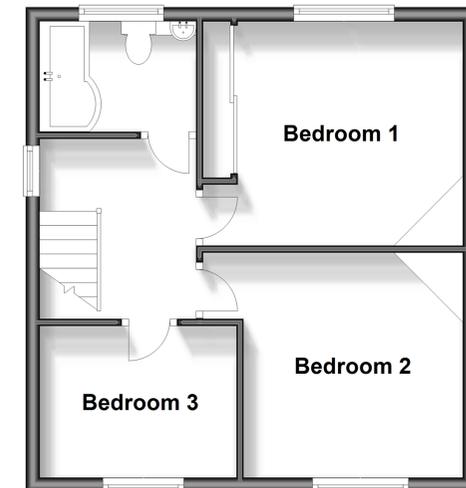
Rear Garden

Off Road Parking

**Ground Floor**  
Approx. 41.1 sq. metres (442.0 sq. feet)



**First Floor**  
Approx. 40.2 sq. metres (433.2 sq. feet)



**Call Cliftonville - 01843 227447 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



15100283/20240502/DM/NF