



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£700,000**

**Freehold**

5x  3x  2x 

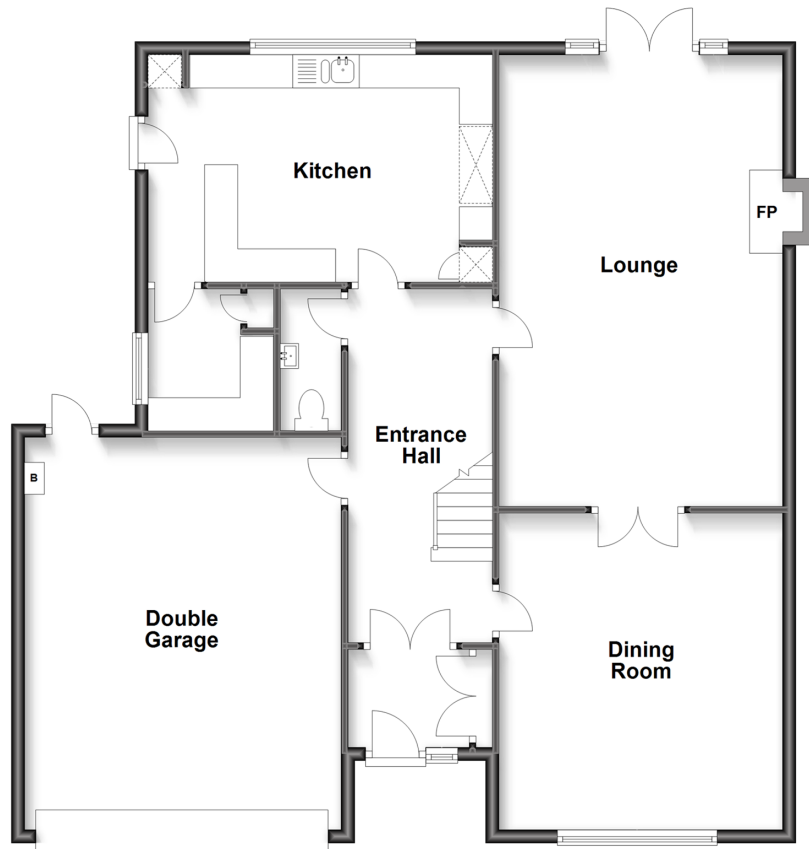
**Hartsdown Road,  
Westbrook, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards



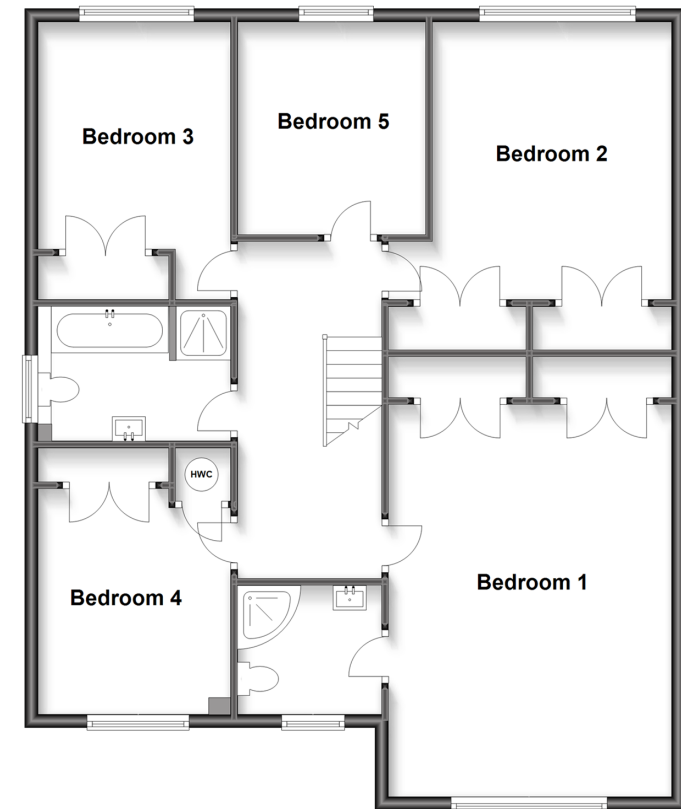
### Ground Floor

Approx. 119.1 sq. metres (1282.5 sq. feet)



### First Floor

Approx. 104.6 sq. metres (1126.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Door to integral garage  
Dining Room : 15'7 x 14'2 (4.75m x 4.32m)  
Lounge: 21'10 x 14'2 (6.66m x 4.32m)  
Kitchen: 16'10 x 11'8 (5.13m x 3.56m)  
Utility Room  
Cloakroom

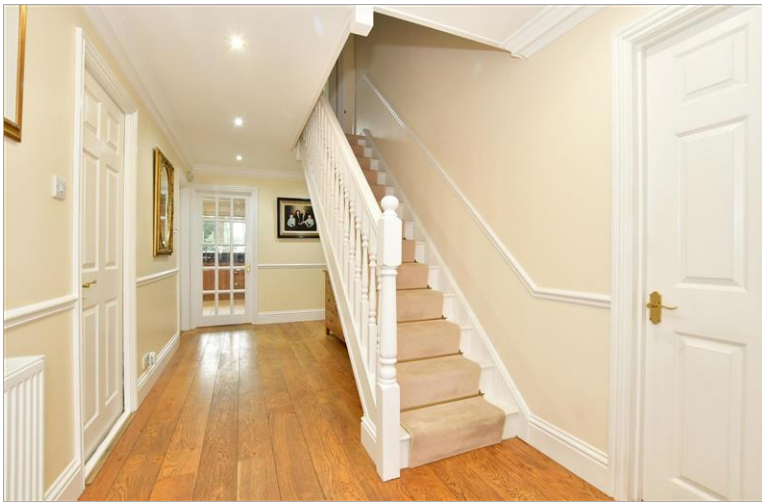
### FIRST FLOOR

Landing  
Bedroom 1: 16'1 x 14'2 (4.91m x 4.32m)  
En-suite Shower Room

Bedroom 2: 13'6 x 11'11 (4.12m x 3.63m)  
Bedroom 3: 14'0 x 9'7 (4.27m x 2.92m)  
Bedroom 4: 11'6 x 9'2 (3.51m x 2.80m)  
Bedroom 5: 8'3 x 7'2 (2.52m x 2.19m)  
Bathroom : 9'6 x 6'8 (2.90m x 2.03m)

### OUTSIDE

Front Garden  
Off Road Parking  
Double Garage  
Rear Garden



## Main features

- Beautifully presented family home in desirable location, just unpack and enjoy your new home
- Generous room sizes throughout
- Gated front entrance with off Road Parking and double garage
- Separate dining room and lounge
- Great size garden to enjoy with stunning field views
- Walking distance to sandy beaches



### Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.4 miles, St Gregory's Catholic Primary, Margate 0.5 miles, Salmestone Primary 0.8 miles

Secondary Schools: Hartsdown Technology College 0.0



### Transport Information

Train Stations: Margate 0.9 miles, Westgate-on-Sea 1.7 miles, Birchington-On-Sea 3.2 miles



### Address

Hartsdown Road, Westbrook, Margate, Kent, CT9



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Cliftonville Branch 01843 227447 ■ [wardsofkent.co.uk](http://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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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