



Price

£575,000

Freehold

2x  3x  1x 

Shottendane Road,  
Margate, Kent, CT9

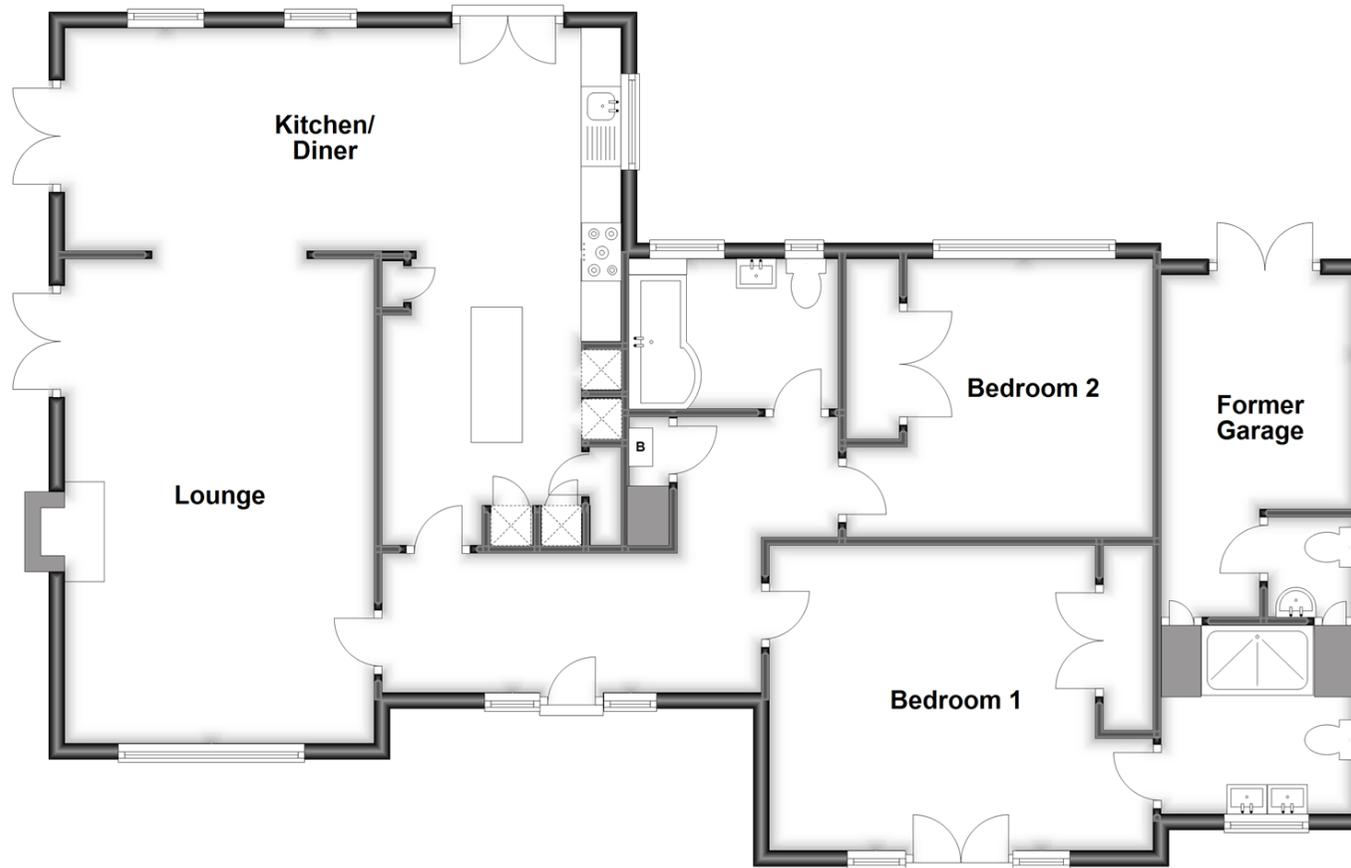
**OVER 60?**

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

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## Ground Floor

Approx. 123.7 sq. metres (1331.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Kitchen/Diner

Lounge: 19'11 x 12'9 (6.07m x 3.89m)

Bedroom 1: 15'10 x 12'6 (4.83m x 3.81m)

En-Suite Shower Room : 8'6 x 7'9  
(2.59m x 2.36m)

Bathroom : 8'6 x 6'4 (2.59m x 1.93m)

Cloakroom

Bedroom 2: 12'6 x 11'11 (3.81m x 3.63m)

Office: 14'4 x 8'4 (4.37m x 2.54m)

### OUTSIDE

Front Garden

Off Road Parking

Rear Garden



## Main features

- Just move straight in, unpack and enjoy your new home
- Well presented throughout
- Amazing dream kitchen with new appliances
- Patio doors looking out to sunny rear garden
- En-suite shower room
- Suitable for an array of buyers
- Close to schools, bus routes and Westwood Cross Shopping Centre



### Nearest Schools

Primary Schools: St Gregory's Catholic Primary, Margate 0.1 miles, Salmestone Primary 0.2 miles, Garlinge Primary and Nursery 0.6 miles

Secondary Schools: Hartsdown Technology College 0.4



### Transport Information

Train Stations: Margate 0.6 miles, Westgate-on-Sea 1.7 miles, Broadstairs 2.6 miles



### Address

Shottendane Road, 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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