



**Price**  
**£650,000**

**Freehold**

5x  3x  2x 

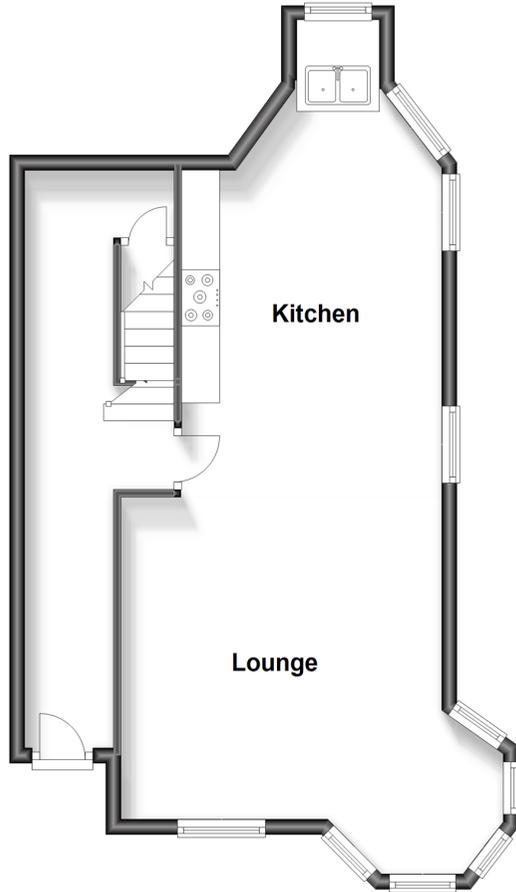
**Rancorn Road, Margate,  
Kent, CT9**

**OVER 60?**

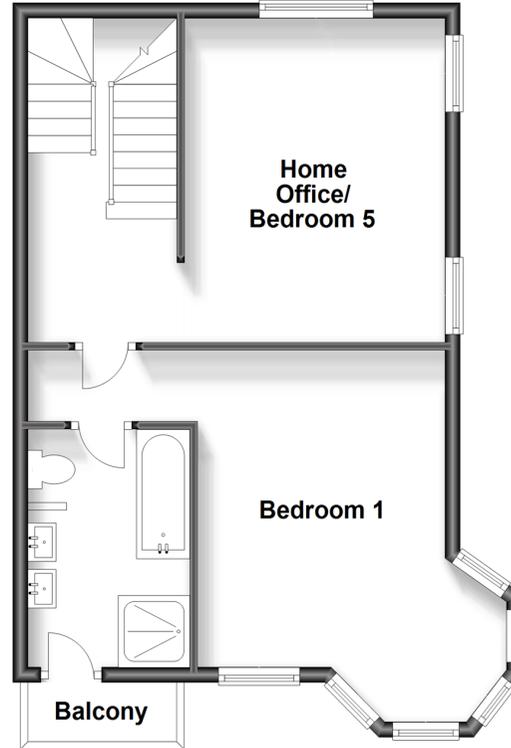
Secure this property  
for up to **59% less!**

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Helping you move forwards

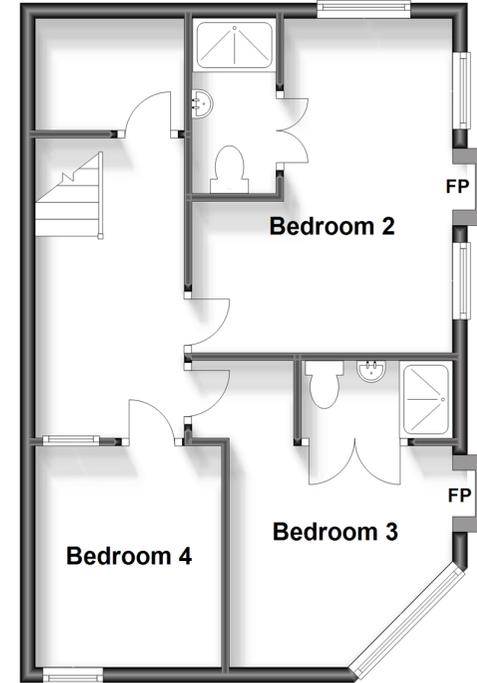
**Ground Floor**  
Approx. 50.2 sq. metres (540.9 sq. feet)



**First Floor**  
Approx. 48.4 sq. metres (521.2 sq. feet)



**Split Level Second Floor**  
Approx. 45.3 sq. metres (488.1 sq. feet)



**Basement**  
Approx. 9.5 sq. metres (101.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 14'4 x 14'0 (4.37m x 4.27m)  
Kitchen: 16'0 x 11'7 (4.88m x 3.53m)

### BASEMENT

Basement

### FIRST FLOOR

Landing  
Bedroom 1: 14'0 x 11'0 (4.27m x 3.36m)  
En-suite Bathroom  
Balcony  
Bedroom 5 (Home Office): 13'3 x 12'1  
(4.04m x 3.69m)

### SPLIT LEVEL SECOND FLOOR

Landing  
Bedroom 2: 14'0 x 11'0 (4.27m x 3.36m)  
En-suite Shower Room  
Bedroom 3: 10'8 x 8'0 (3.25m x 2.44m)  
Bedroom 4: 10'3 x 9'3 (3.13m x 2.82m)

### OUTSIDE

Front Courtyard garden



## Main features

- Stunning period home oozing with charm
- Lovely sea views of Westbrook Bay
- Handy for Margate train station, Dreamland and the eclectic choice of retail and dining options
- Lapsed planning permission for a stunning sea view roof terrace
- 3 en-suite bathrooms offering a "hotel" style living



### Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.3 miles, Salmestone Primary 0.8 miles, St Gregory's Catholic Primary, Margate 0.8 miles  
Secondary Schools: Hartsdown Technology College 0.3 miles, Ursuline College 1.6 miles



### Transport Information

Train Stations: Margate 0.3 miles, Westgate-on-Sea 1.1 miles, Birchington-On-Sea 2.7 miles



### Address

Rancorn 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
- 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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