



**Price**  
**£450,000**

**Freehold**

3x  2x  2x 

**Addington Street,  
Margate, Kent, CT9**

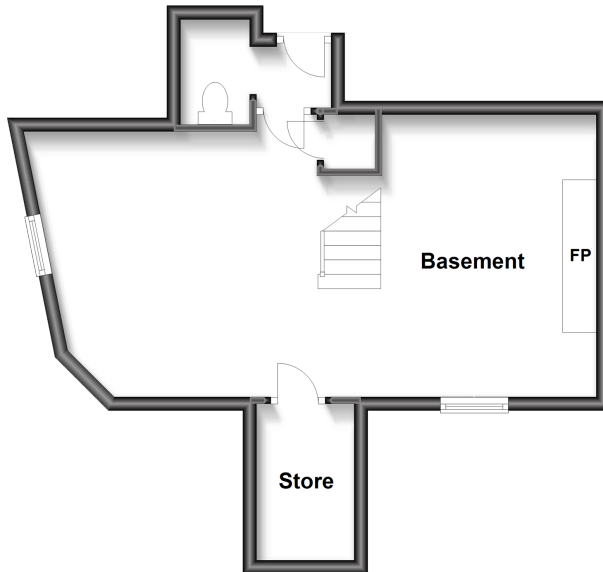
**OVER 60?**

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

*Wards*  
Helping you move forwards

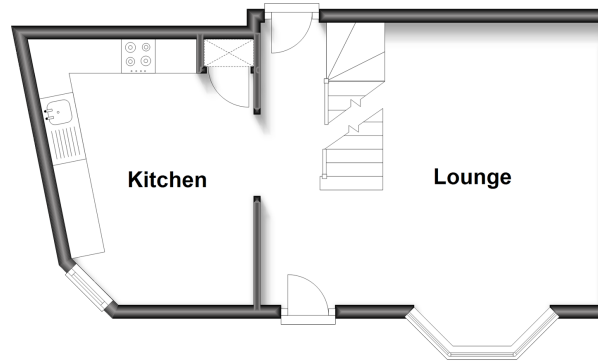
### Basement

Approx. 38.9 sq. metres (418.9 sq. feet)



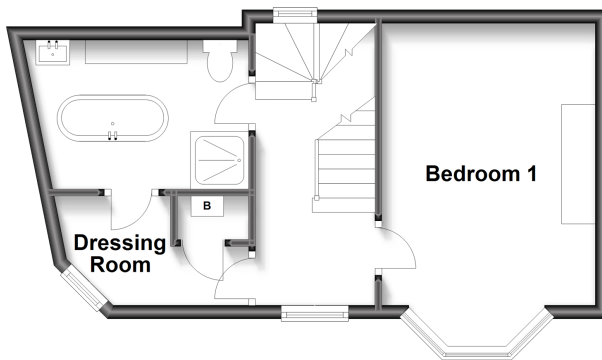
### Ground Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



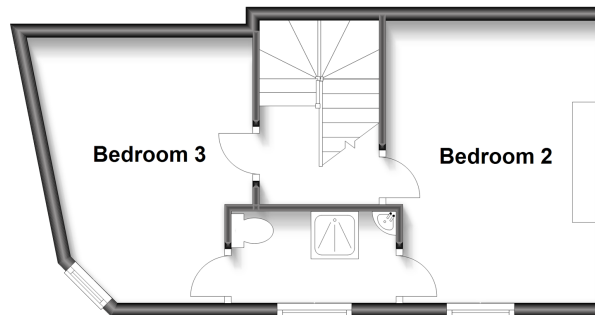
### First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



### Second Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance

Lounge: 16'5 x 16'4 (5.01m x 4.98m)

Kitchen: 12'11 x 9'4 (3.94m x 2.85m)

### BASEMENT

Basement: 25'0 x 12'5 (7.63m x 3.79m)

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 10'10 (4.27m x 3.30m)

Dressing Room

Bathroom: 11'2 x 7'10 (3.41m x 2.39m)

### SECOND FLOOR

Landing

Bedroom 2: 14'0 x 10'1 (4.27m x 3.08m)

Jack 'N' Jill En Suite: 8'0 x 4'5 (2.44m x 1.35m)

Bedroom 3: 14'2 x 11'2 (4.32m x 3.41m)

### OUTSIDE

Rear courtyard garden





## Main features

- Conveniently located Grade II listed Georgian town house
- Character and original period features throughout
- Jack 'n' Jill en-suite
- Short stroll to Margate Old Town, stunning sandy beaches and restaurants
- Two Courtyard gardens to relax in
- Fantastic air bnb potential



### Nearest Schools

Primary Schools: Margate, Holy Trinity and St John's C of E Primary 0.3 miles, Drapers Mills Primary 0.7 miles, Cliftonville Primary 0.8 miles

Further Education: Hartsdown Technology College 1.1



### Transport Information

Train Stations: Margate 0.8 miles, Westgate-on-Sea 2.3 miles, Broadstairs 2.7 miles



### Address

Addington Street, 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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