



**Guide Price**  
**£400,000**

**Freehold**

4x  2x  1x 

**King Street, Margate,**  
**Kent, CT9**

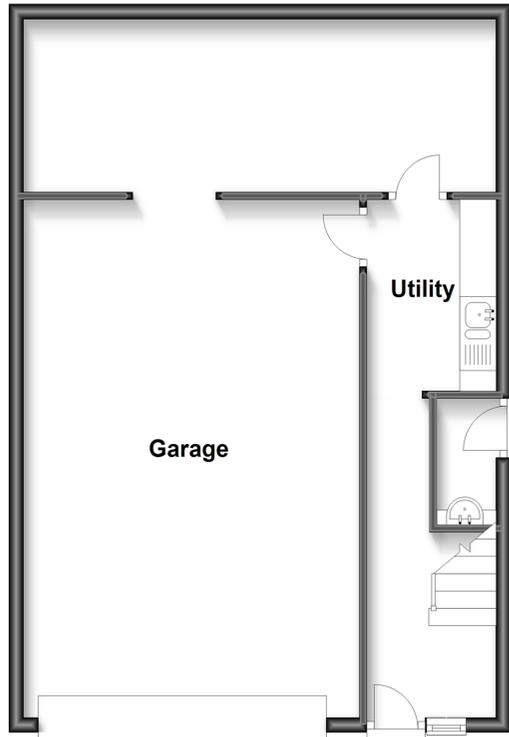
**OVER 60?**

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

*Wards*  
Helping you move forwards

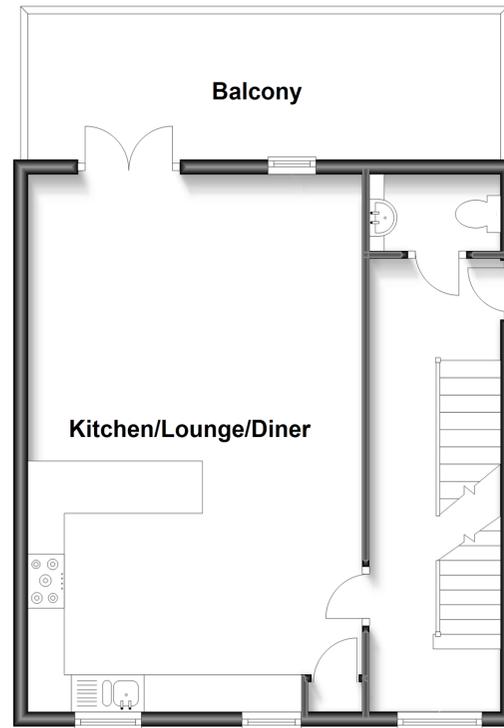
## Ground Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



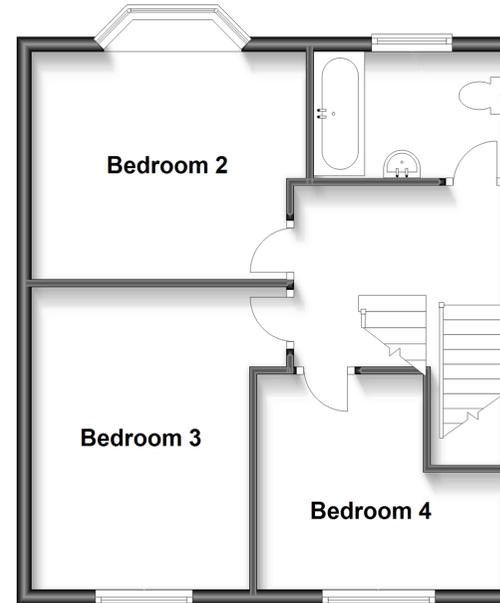
## First Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



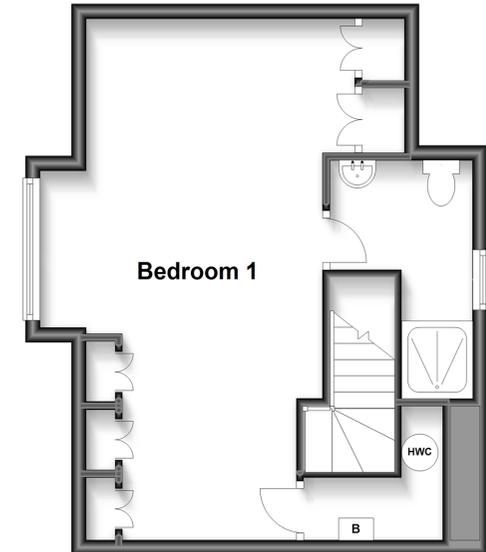
## Second Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



## Third Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Utility Room : 8'6 x 5'1 (2.59m x 1.55m)

Cloakroom

Integral Garage: 23'7 x 15'3 (7.19m x 4.65m)

Garage Storage: 21'4 x 7'6 (6.51m x 2.29m)

### FIRST FLOOR

Landing

Lounge/Kitchen/Diner: 23'0 x 15'7 (7.02m x 4.75m)

### SECOND FLOOR

Landing

Bathroom : 8'6 x 5'10 (2.59m x 1.78m)

Bedroom 2: 12'6 x 10'1 (3.81m x 3.08m)

Bedroom 3: 12'2 x 10'1 (3.71m x 3.08m)

Bedroom 4: 11'6 x 9'2 (3.51m x 2.80m)

### THIRD FLOOR

Landing

Bedroom 1: 23'0 x 12'0 (7.02m x 3.66m)

En-suite Shower Room

### OUTSIDE

Front Garden

Off Road Parking

Courtyard Garden



## Main features

- Modern home for all the family
- Fantastic location close to Old Town Margate and sandy beaches
- Off road parking behind secure electric gates for several cars
- Underfloor heating gives a lovely ambient temperature
- No onward chain complications means you could be in your new home very quickly



### Nearest Schools

Primary Schools: Margate, Holy Trinity and St John's C of E Primary 0.2 miles, Salmestone Primary 0.7 miles, Drapers Mills Primary 0.7 miles

Secondary Schools: Laleham Gap School 0.9 miles,



### Transport Information

Train Stations: Margate 0.6 miles, Westgate-on-Sea 2.1 miles, Broadstairs 2.8 miles



### Address

King 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.



EPC RATING



15107485/20231115/DM/VH