



**OVER 60?**

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

**Price**  
**£325,000**

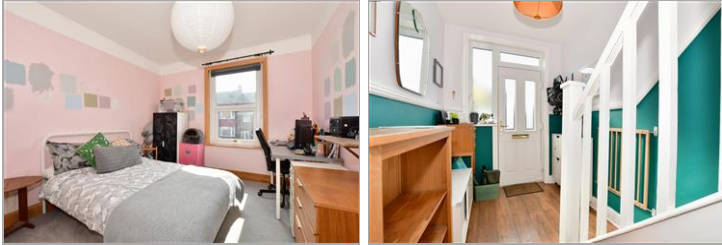
**Freehold**

3x  1x  2x 

**Grosvenor Gardens,  
Margate, Kent, CT9**

*Wards*  
Helping you move forwards





## Main features

- Beautifully restored home
- Oozing with charm
- Brilliant location close to Margate Old Town and sandy beaches
- Fire up the Barbeque and enjoy your low maintenance gardens
- Feel like you are in a top quality boutique hotel every time you enter your bathroom

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'7 x 11'5 into bay (4.45m x 3.48m)

Dining Room : 9'5 x 7'3 (2.87m x 2.21m)

Cloakroom

Kitchen: 14'5 x 7'6 (4.40m x 2.29m)

### FIRST FLOOR

Landing

Bedroom 1: 11'8 x 9'6 (3.56m x 2.90m)

Bedroom 2: 11'7 x 9'5 (3.53m x 2.87m)

Bedroom 3: 7'9 x 6'9 (2.36m x 2.06m)

Bathroom

### OUTSIDE

Front Garden

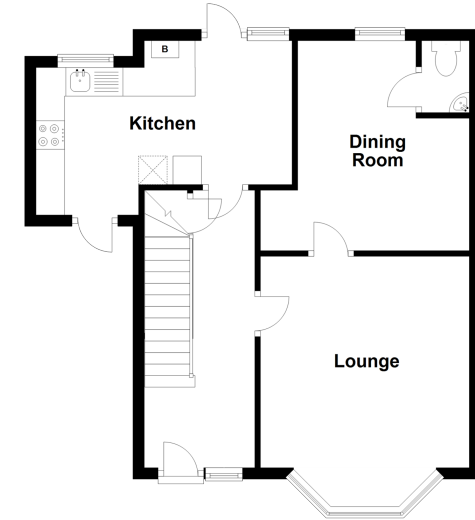
Courtyard Side Garden

Rear Garden

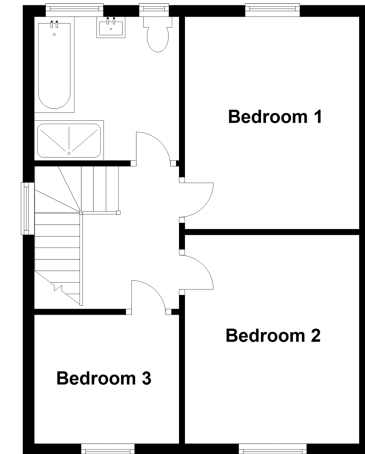
**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 47.9 sq. metres (515.6 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (458.5 sq. feet)



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