



**OVER 60?**

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

**Price**  
**£425,000**

**Freehold**

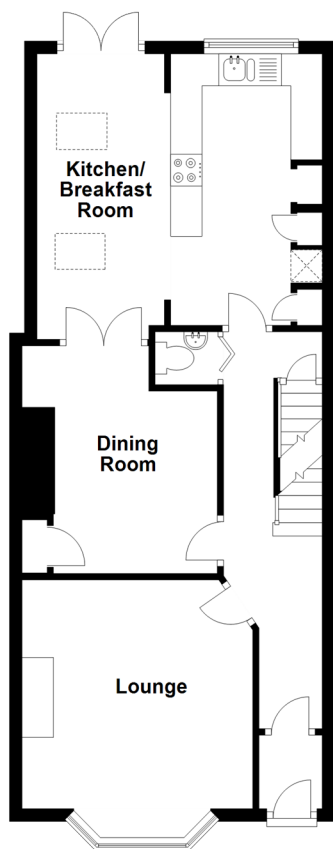
5x  2x  2x 

**Oxford Street, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards

### Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



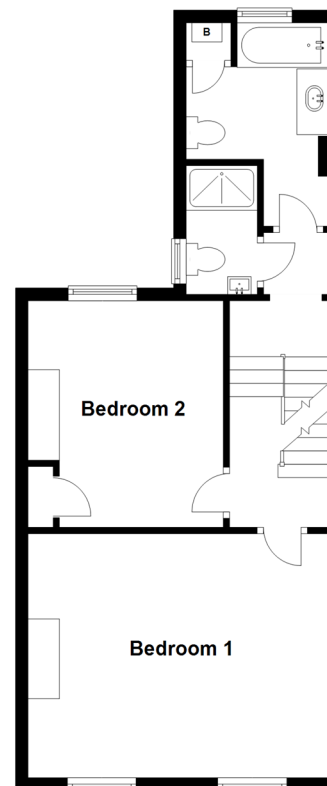
### Basement

Approx. 14.9 sq. metres (160.3 sq. feet)



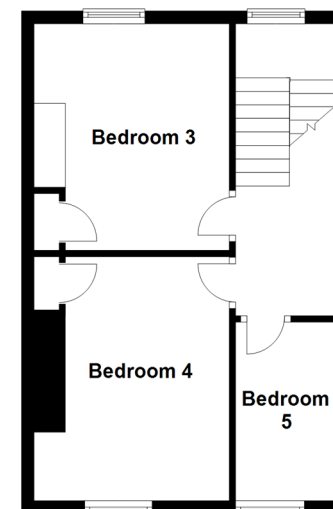
### Split Level First Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



### Second Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 12'0 x 11'5 (3.66m x 3.48m)

Dining Room : 11'6 x 9'3 (3.51m x 2.82m)

Cloakroom

Kitchen/Breakfast Room : 15'4 x 13'2 (4.68m x 4.02m)

### BASEMENT

Cellar

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 16'2 x 11'7 (4.93m x 3.53m)

Bedroom 2: 11'5 x 9'8 (3.48m x 2.95m)

Bathroom : 10'2 x 7'5 (3.10m x 2.26m)

Shower Room

### SECOND FLOOR

Landing

Bedroom 3: 11'5 x 9'7 (3.48m x 2.92m)

Bedroom 4: 11'6 x 10'7 (3.51m x 3.23m)

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

### OUTSIDE

Front Garden

Rear Garden





## Main features

- Lovely period property with features
- Central location with far reaching views
- Masses of accommodation
- Fling open the kitchen/breakfast room doors and bring the inside in
- No reliance on a car so why not save some money and enjoy Margate's culture by foot
- Secluded rear garden, perfect for long summer days and evenings



### Nearest Schools

Primary Schools: Drapers Mills Primary 0.5 miles, Margate, Holy Trinity and St John's C of E Primary 0.6 miles, Salmestone Primary 0.6 miles  
Secondary Schools: Hartsdown Technology College 1.2 miles, Laleham Gap School 1.2 miles



### Transport Information

Train Stations: Margate 1.0 miles, Westgate-on-Sea 2.6 miles, Broadstairs 2.9 miles



### Address

Oxford 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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