



**Guide Price**  
**£400,000**

**Freehold**

4x  1x  1x 

**Madeira Road, Margate,  
Kent, CT9**

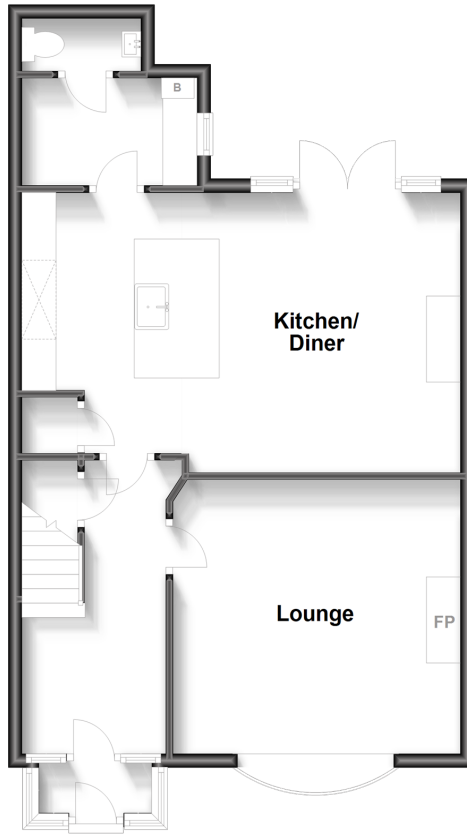
**OVER 60?**

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

*Wards*  
Helping you move forwards

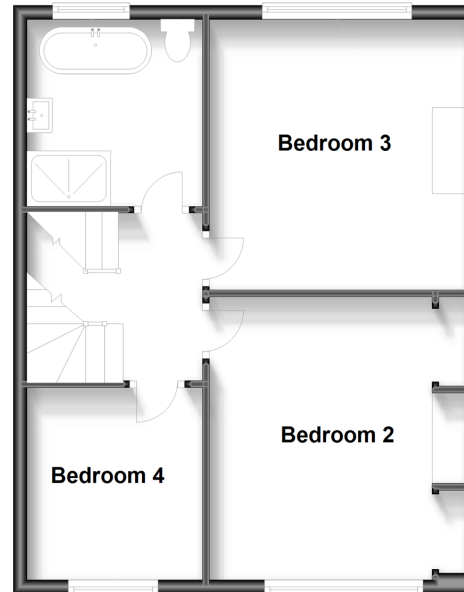
### Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



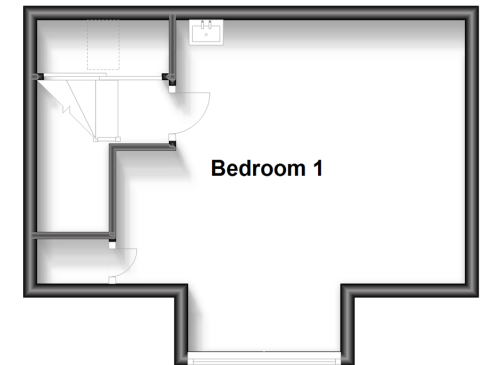
### First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



### Second Floor

Approx. 26.3 sq. metres (282.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge : 13'6 x 12'7 (4.12m x 3.84m)

Kitchen/Diner : 20'9 x 12'5 (6.33m x 3.79m)

Cloakroom

### FIRST FLOOR

Landing

Bathroom : 8'4 x 8'1 (2.54m x 2.47m)

Bedroom 2: 12'8 x 12'0 (3.86m x 3.66m)

Bedroom 3 : 12'7 x 10'8 (3.84m x 3.25m)

Bedroom 4: 8'3 x 8'0 (2.52m x 2.44m)

### SECOND FLOOR

Landing

Bedroom 1: 15'9 x 15'5 (4.80m x 4.70m)

### OUTSIDE

Front Garden

Rear Garden





## Main features

- Arts and crafts character home
- Fantastic location close to shops, sandy beaches and restaurants
- Sociable kitchen/diner ideal for entertaining friends and family
- Handy utility room
- This is a real tardis
- Lovely sunny and secluded garden to sit and relax



### Nearest Schools

Primary Schools: Cliftonville Primary 0.7 miles, Drapers Mills Primary 0.9 miles, St Gregory's Catholic Primary, Margate 0.9 miles

Secondary Schools: Laleham Gap School 0.8 miles, St



### Transport Information

Train Stations: Margate 1.2 miles, Westgate-on-Sea 2.8 miles, Broadstairs 3.5 miles



### Address

Madeira Road, Margate, Kent, CT9



### Directions

For directions to this property please contact us.





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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