



**Guide Price**  
**£325,000**

**Freehold**

4x  2x  2x 

**Westfield Road,  
Margate, Kent, CT9**

**OVER 60?**

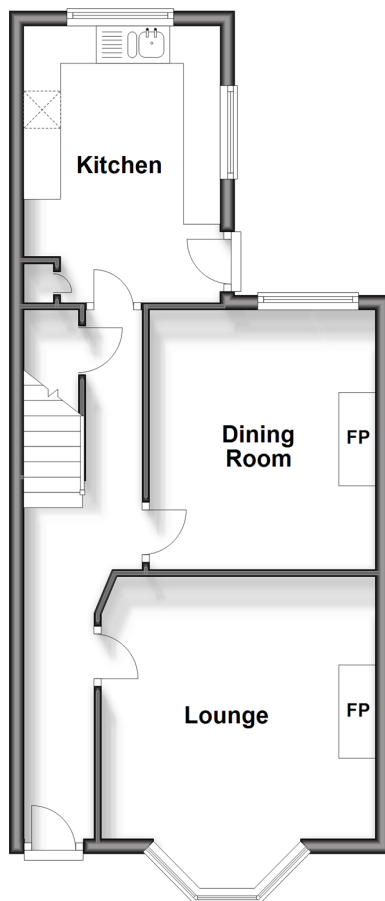
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



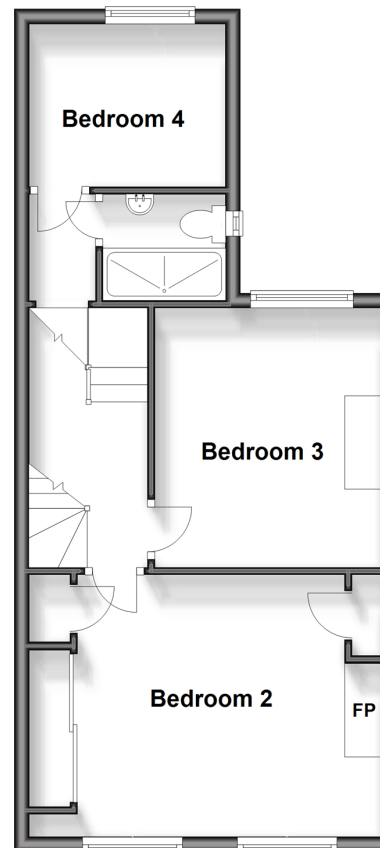
### Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



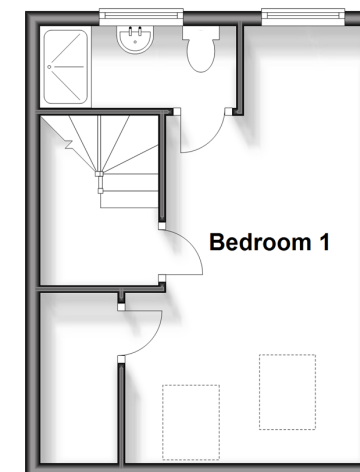
### Split Level First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



### Second Floor

Approx. 25.8 sq. metres (277.6 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'0 x 12'2 (4.27m x 3.71m)

Dining Room : 11'3 x 10'1 (3.43m x 3.08m)

Kitchen: 12'2 x 8'11 (3.71m x 2.72m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 4: 8'9 x 6'9 (2.67m x 2.06m)

Shower Room : 5'7 x 4'10 (1.70m x 1.47m)

Bedroom 3: 11'4 x 10'1 (3.46m x 3.08m)

Bedroom 2: 15'9 x 11'3 (4.80m x 3.43m)

### THIRD FLOOR

Landing

Bedroom 1: 19'2 x 11'0 (5.85m x 3.36m)

En-suite Shower Room : 7'10 x 3'7 (2.39m x 1.09m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Fantastic family home with period features
- Separate lounge and dining room ideal for entertaining friends and family
- Garden has so much potential with established trees, with some hard work this could be your perfect place to sit and relax
- Lots of space for all the family
- Close to train station, bus routes and shops
- Westbrook and Margate beaches are close by



## Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.0 miles, St Gregory's Catholic Primary, Margate 0.7 miles, Salmestone Primary 0.8 miles

Secondary Schools: Hartsdown Technology College 0.2

## Transport Information

Train Stations: Margate 0.5 miles, Westgate-on-Sea 1.0 miles, Birchington-On-Sea 2.6 miles

## Address

Westfield 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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