



Guide Price
£325,000

Freehold

4x  2x  2x 

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

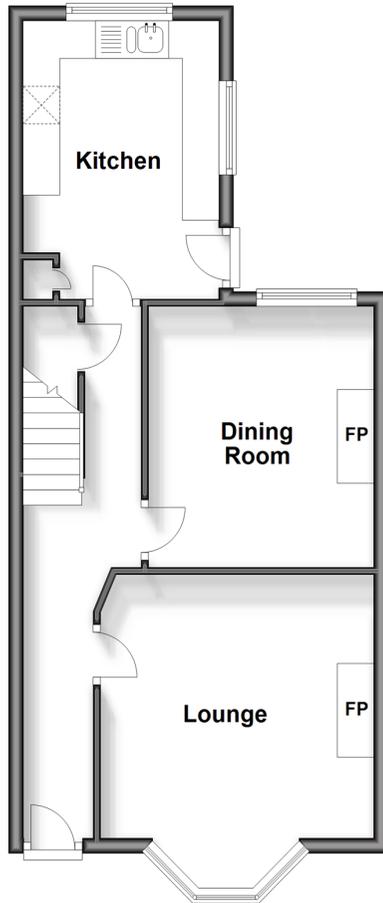
OVER 60?

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

Wards
Helping you move forwards

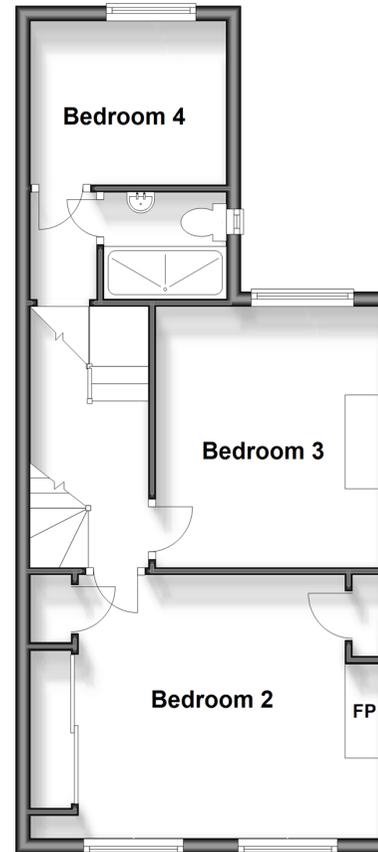
Ground Floor

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



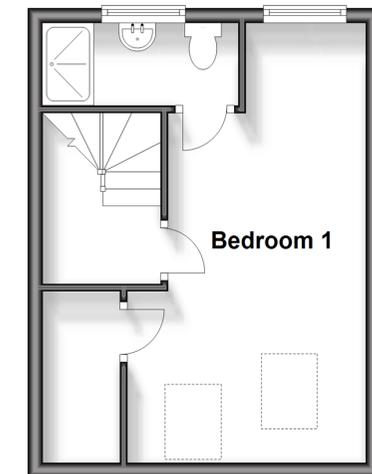
Split Level First Floor

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.



Wards
Helping you move forwards

Call Cliftonville Branch 01843 227447 ■ 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.



15109508/20240417/AP/NF