



OVER 60?

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

Price
£275,000

Freehold

2x  1x  1x 

**Salmestone Road,
Margate, Kent, CT9**

Wards
Helping you move forwards



Main features

- Beautifully presented in convenient location
- Ideal property for first time buyers
- Sun Room looking out to rear garden
- Separate lounge and dining area to entertain friends and family
- Generous room sizes throughout
- Immaculate modern bathroom

Accommodation

GROUND FLOOR

Hallway

Lounge: 11'6 x 11'2 (3.51m x 3.41m)

Dining Area: 12'7 x 11'2 (3.84m x 3.41m)

Kitchen: 9'2 x 7'11 (2.80m x 2.41m)

Sun Room : 8'2 x 5'11 (2.49m x 1.80m)

Separate Toilet

SPLIT LEVEL FIRST FLOOR

Landing

Shower Room: 9'0 x 7'10 (2.75m x 2.39m)

Bedroom 1: 14'9 x 11'2 (4.50m x 3.41m)

Bedroom 2: 11'1 x 9'7 (3.38m x 2.92m)

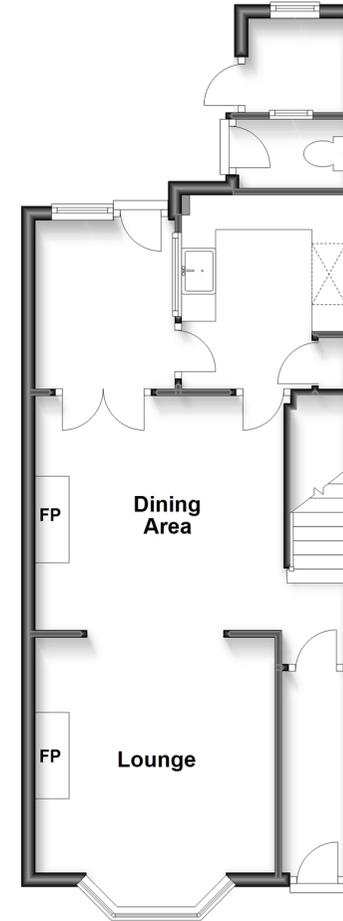
OUTSIDE

Front Garden

Rear Garden

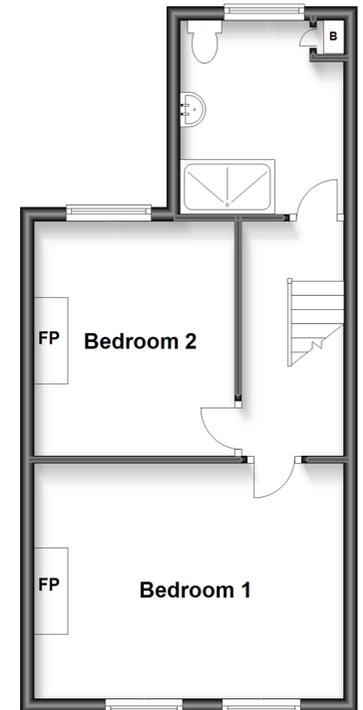
Ground Floor

Approx. 48.0 sq. metres (517.2 sq. feet)



Split Level First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



Call Cliftonville - 01843 227447 ■ 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.



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