



**Guide Price**  
**£550,000**

**Freehold**

6x  2x  2x 

**Windsor Avenue,  
Margate, Kent, CT9**

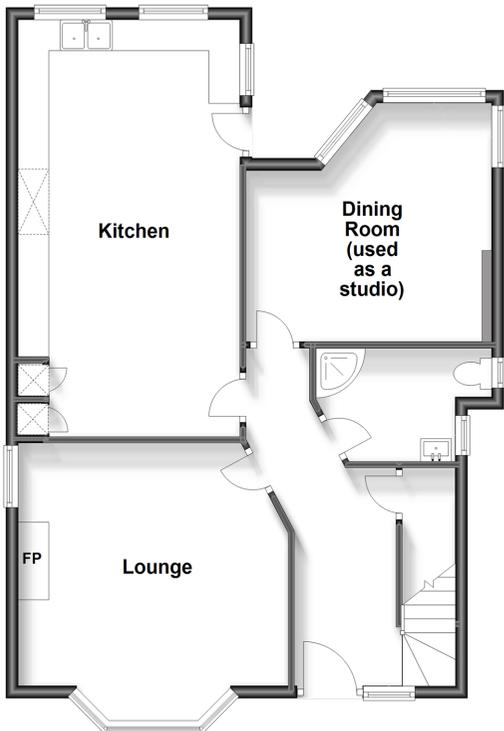
**OVER 60?**

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

*Wards*  
Helping you move forwards

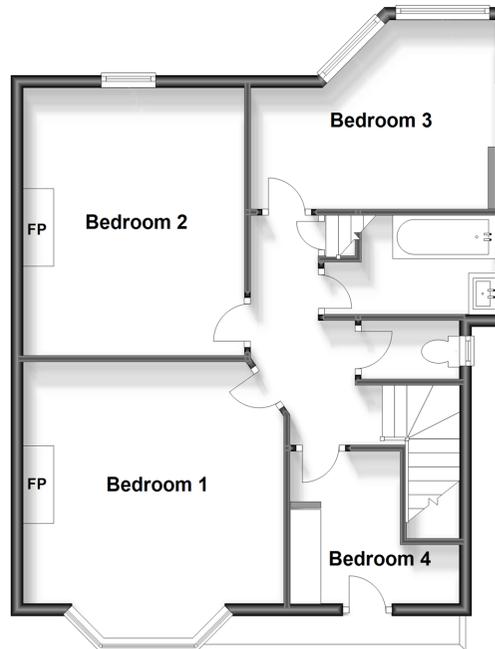
## Ground Floor

Approx. 72.9 sq. metres (785.0 sq. feet)



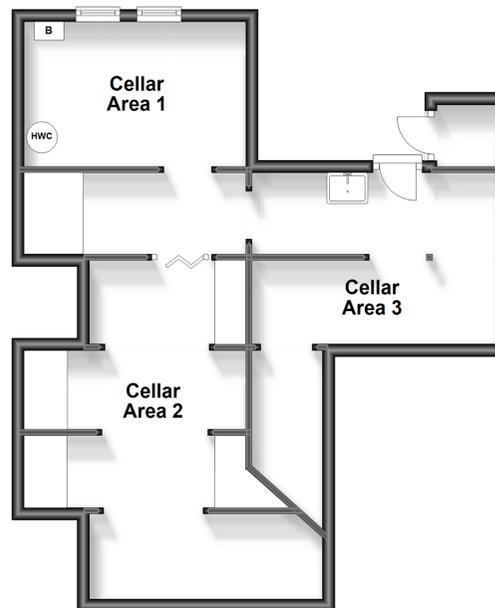
## First Floor

Approx. 64.1 sq. metres (690.2 sq. feet)



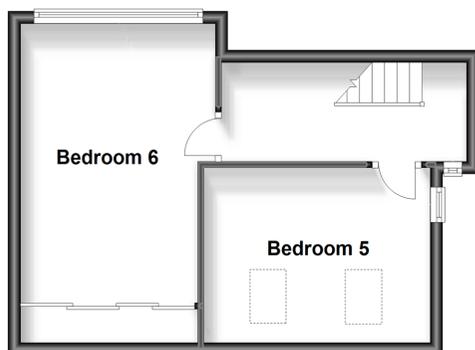
## Basement (external access)

Approx. 47.8 sq. metres (514.9 sq. feet)



## Second Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'7 x 14'7 (4.75m x 4.45m)

Kitchen: 22'2 x 11'7 (6.76m x 3.53m)

Dining Room (used as a studio): 13'4 x 10'8 (4.07m x 3.25m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 13'4 15 x 4'0 (4.07m x 1.22m)

Bedroom 2: 13'3 x 12'2 (4.04m x 3.71m)

Bedroom 3: 10'9 x 9'9 (3.28m x 2.97m)

Bedroom 4: 9'2 x 7'4 (2.80m x 2.24m)

Separate Toilet

Bathroom

### SECOND FLOOR

Landing

Bedroom 5: 11'5 x 9'2 (3.48m x 2.80m)

Bedroom 6: 14'8 x 10'7 (4.47m x 3.23m)

### OUTSIDE

Front Garden

Rear Garden

### BASEMENT (EXTERNAL ACCESS)

Cellar Area 1: 12'11 x 7'7 (3.94m x 2.31m)

Cellar Area 2: 18'0 x 11'0 (5.49m x 3.36m)

Cellar Area 3: 13'3 x 9'4 (4.04m x 2.85m)



## Main features

- Period home in a sought after location
- Masses of space for all the family
- Lovely views from the rear bedrooms to the sea, Dreamland and Windmill
- Enjoy the cooler months in front of the wood burner and the summer months in the sunny garden
- The basement which is accessed from the garden will make a fantastic studio and office area



### Nearest Schools

Primary Schools: Cliftonville Primary 0.6 miles, Northdown Primary 0.8 miles, Drapers Mills Primary 0.9 miles  
Secondary Schools: Laleham Gap School 0.3 miles, St Anthony's School 0.8 miles.  
Further Education: Hartsdown Technology College 1.6



### Transport Information

Train Stations: Margate 1.6 miles, Ramsgate 2.9 miles, Westgate-on-Sea 3.2 miles



### Address

Windsor Avenue, 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.



EPC RATING



15110188/20230923/DM/VH