



**Guide Price**  
**£550,000**

**Freehold**

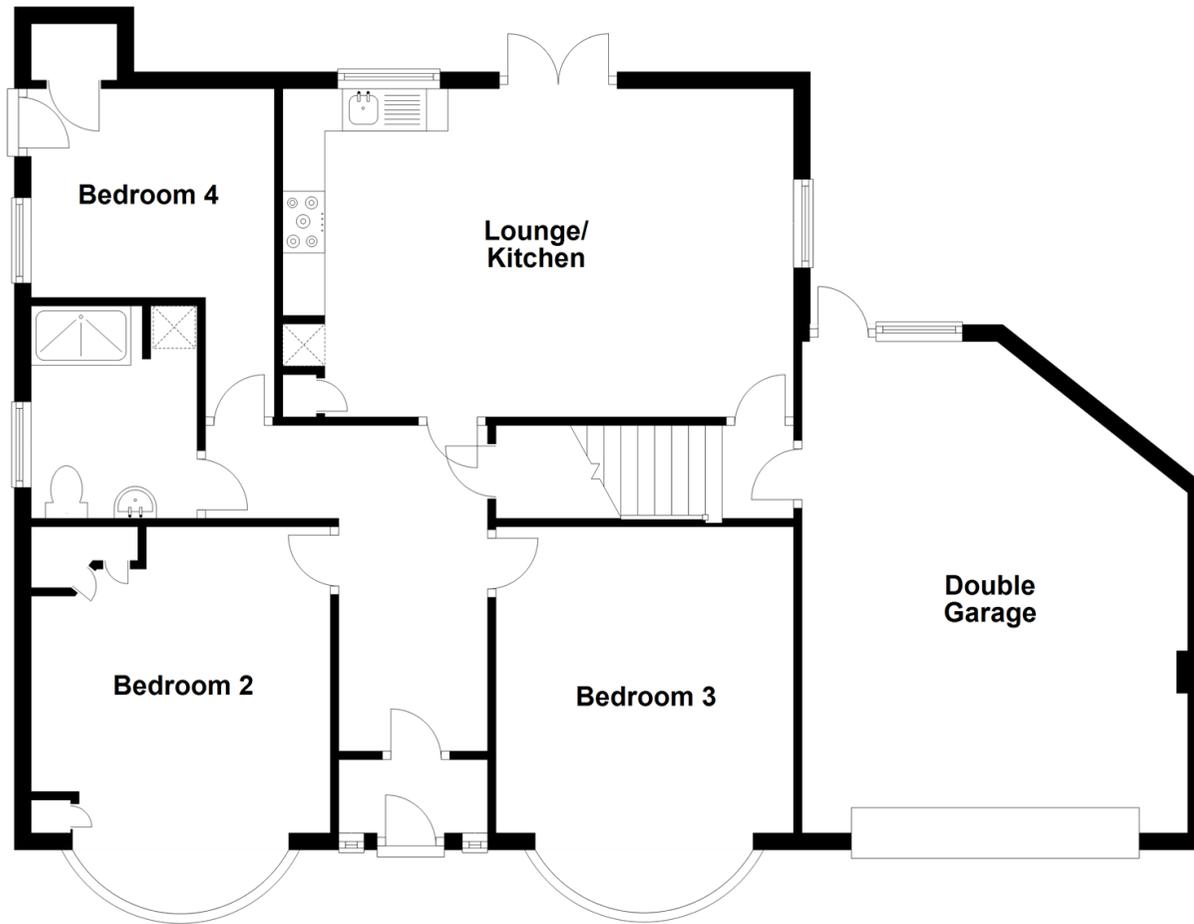
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**Northdown Road,  
Cliftonville, Margate,  
Kent, CT9**

*Wards*  
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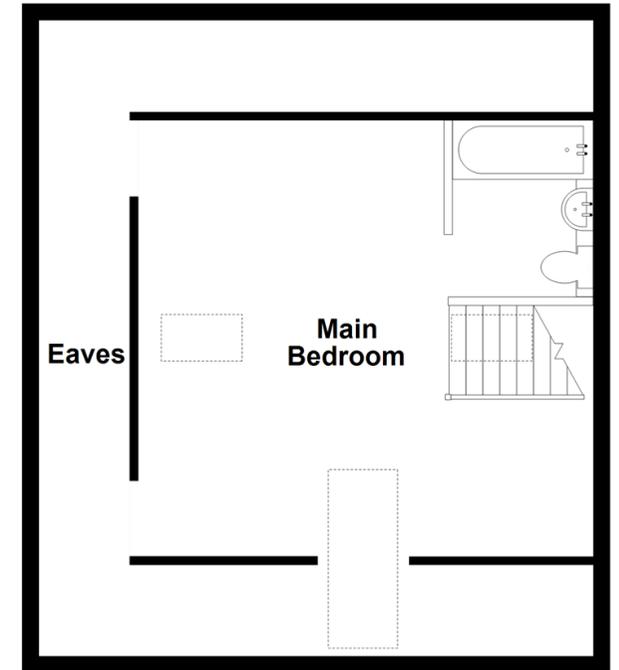
## Ground Floor

Approx. 103.0 sq. metres (1108.3 sq. feet)



## First Floor

Approx. 11.1 sq. metres (119.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Bedroom 2: 14'9 x 11'7 (4.50m x 3.53m)

Bedroom 3: 14'4 x 11'8 (4.37m x 3.56m)

Bedroom 4: 9'8 x 8'3 (2.95m x 2.52m)

Shower Room

Lounge/Kitchen: 19'10 x 12'10 (6.05m x 3.91m)

### FIRST FLOOR

Landing

Main Bedroom

En-suite Bathroom

### OUTSIDE

Front Garden

Double Garage: 18'11 x 15'2 (5.77m x 4.63m)

Rear Garden



## Main features

- Stunning home with masses of space
- Fantastic kitchen, perfect for entertaining friends and family
- No expense spared by the current owner
- Enjoy sea views from the main bedroom
- Easy to maintain rear garden
- Plenty of off road parking for family and guests
- Easy access to bus routes, shops and Margate sandy beach



### Nearest Schools

Primary Schools: Cliftonville Primary 0.4 miles, Palm Bay Primary 0.6 miles, Northdown Primary 0.9 miles

Secondary Schools: St Anthony's School 0.7 miles, Laleham Gap School 0.8 miles, Hartsdown Technology



### Transport Information

Train Stations: Margate 2.1 miles, Broadstairs 2.5 miles, Westgate-on-Sea 3.3 miles



### Address

Northdown Road, Cliftonville, Margate, Kent, CT9



### Directions

For directions to this property please contact us.



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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

EPC RATING Lightbulb icon   0000	CURRENT: D(67)	POTENTIAL: C(78)
	Energy Performance Certificate (EPC) rating bar showing current rating D(67) and potential rating C(78).	

15110306/20231018/VH/VH