



Price
£425,000

Freehold

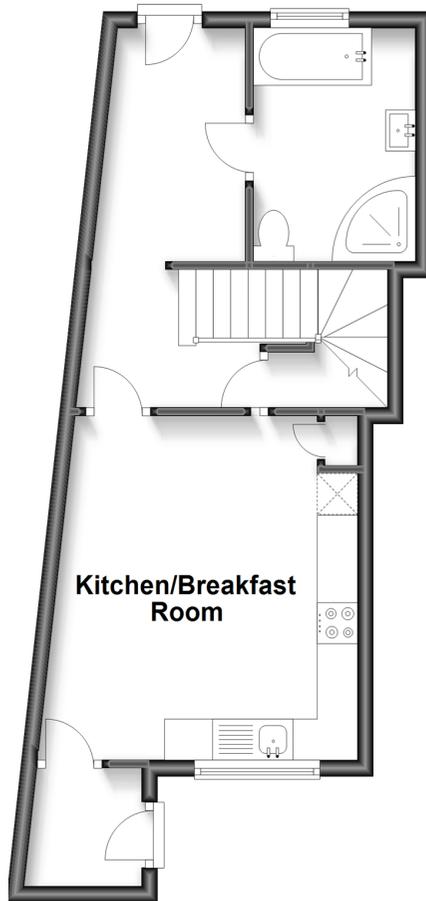
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**Dane Road, Margate,
Kent, CT9**

Wards
Helping you move forwards

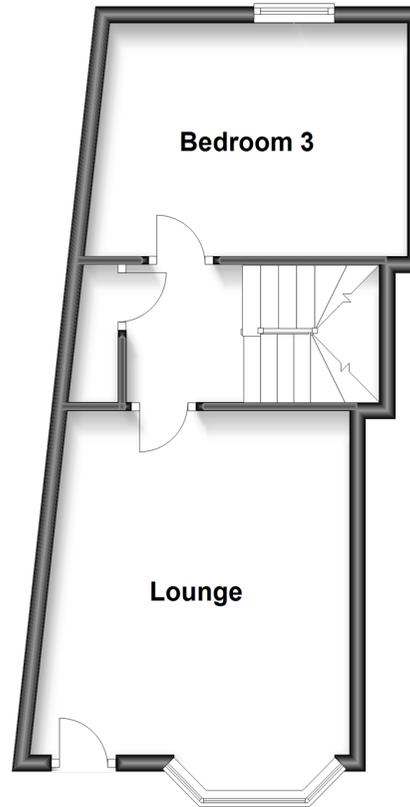
Ground Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



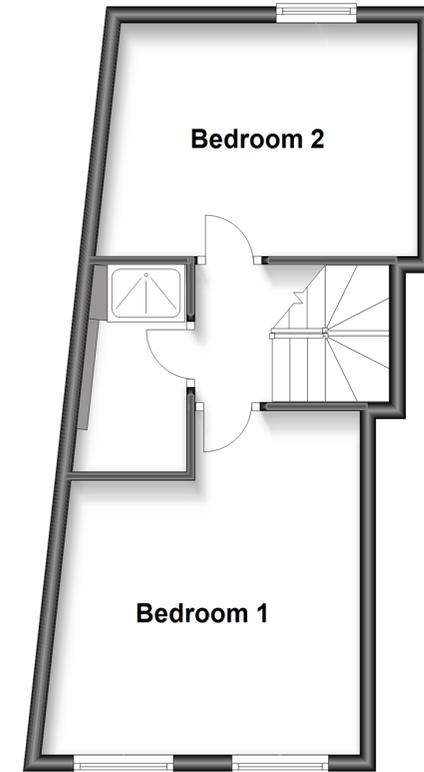
First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Second Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Kitchen/Breakfast Room : 13'9 x 12'6 (4.19m x 3.81m)
Utility: 9'5 x 6'9 (2.87m x 2.06m)
Bathroom : 9'7 x 6'1 (2.92m x 1.86m)

FIRST FLOOR

Landing
Lounge: 14'0 x 12'11 (4.27m x 3.94m)
Bedroom 1: 13'9 x 12'10 (4.19m x 3.91m)

SECOND FLOOR

Landing
Bedroom 2: 13'10 x 12'10 (4.22m x 3.91m)
Shower Room: 8'7 x 3'5 (2.62m x 1.04m)
Bedroom 3: 12'4 x 9'5 (3.76m x 2.87m)

OUTSIDE

Front Garden
Off Road Parking
Rear Garden
Roof Terrace
Brick Built Outhouse: 22'2 x 10'5 (6.76m x 3.18m)



Main features

- Just unpack, make a cup of tea and enjoy your new home
- Excellent location close to Dane Park, Margate Old to Town and sandy beaches
- Modern kitchen & private garden
- Recently commended award at the Margate Civic society Town Pride Awards
- Outside brick-built outhouse ideal office space if you work from home



Nearest Schools

Primary Schools: Margate, Holy Trinity and St John's C of E Primary 0.7 miles, Salmestone Primary 0.8 miles, Cliftonville Primary 0.9 miles

Secondary Schools: Laleham Gap School 0.7 miles, St



Transport Information

Train Stations: Margate 1.0 miles, Westgate-on-Sea 2.6 miles, Broadstairs 3.4 miles



Address

Dane Road, Margate, Kent, CT9



Directions

For directions to this property please contact us.



Wards
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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



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