



Price
£650,000

Freehold

3x  3x  2x 

**Grove Gardens, Margate,
Kent, CT9**

OVER 60?

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

Wards
Helping you move forwards

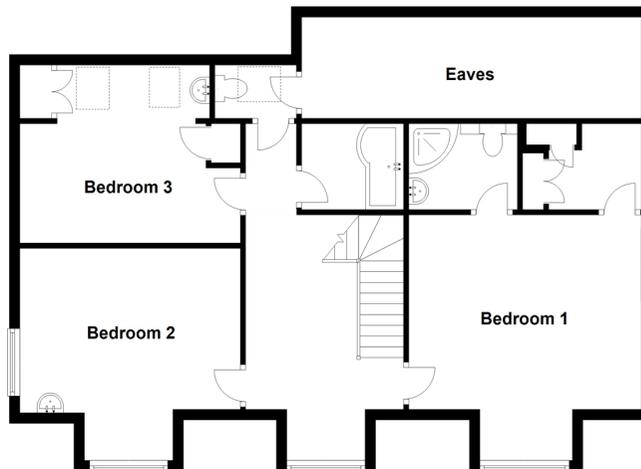
Ground Floor

Approx. 146.0 sq. metres (1571.5 sq. feet)



First Floor

Approx. 75.0 sq. metres (807.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Dining Room : 16'9 x 13'9 (5.11m x 4.19m)

Lounge: 16'9 x 14'0 (5.11m x 4.27m)

Study: 12'9 x 10'9 (3.89m x 3.28m)

Conservatory

Shower Room

Separate Toilet 1

Breakfast Area: 12'7 x 8'0 (3.84m x 2.44m)

Kitchen: 16'1 x 8'9 (4.91m x 2.67m)

Utility Room

FIRST FLOOR

Landing

Bedroom 1: 18'0 x 13'0 (5.49m x 3.97m)

En-Suite Shower

Dressing Room

Bedroom 2: 14'9 x 13'0 (4.50m x 3.97m)

Bedroom 3: 12'9 x 10'9 (3.89m x 3.28m)

Separate Toilet 2

Bathroom

OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden



Main features

- Masses of kerb appeal
- Versatile accommodation to suit your personal life style
- Amazing entrance hall to greet family and friends
- Handy for sandy beaches, shops and transport links
- Study currently being used as a bedroom
- Conservatory to sit and relax
- Large beautiful sunny and secluded garden



Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.3 miles, St Gregory's Catholic Primary, Margate 0.9 miles, Salmestone Primary 1.1 miles

Secondary Schools: Hartsdown Technology College 0.3



Transport Information

Train Stations: Margate 0.8 miles, Westgate-on-Sea 1.5 miles, Birchington-On-Sea 3.1 miles



Address

Grove Gardens, 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.

EPC RATING

CURRENT: D(57) POTENTIAL: C(78)

15110371/20230713/VH/VH