



**Price**  
**£575,000**

**Freehold**

4x  2x  1x 

**Madeira Road, Margate,  
Kent, CT9**

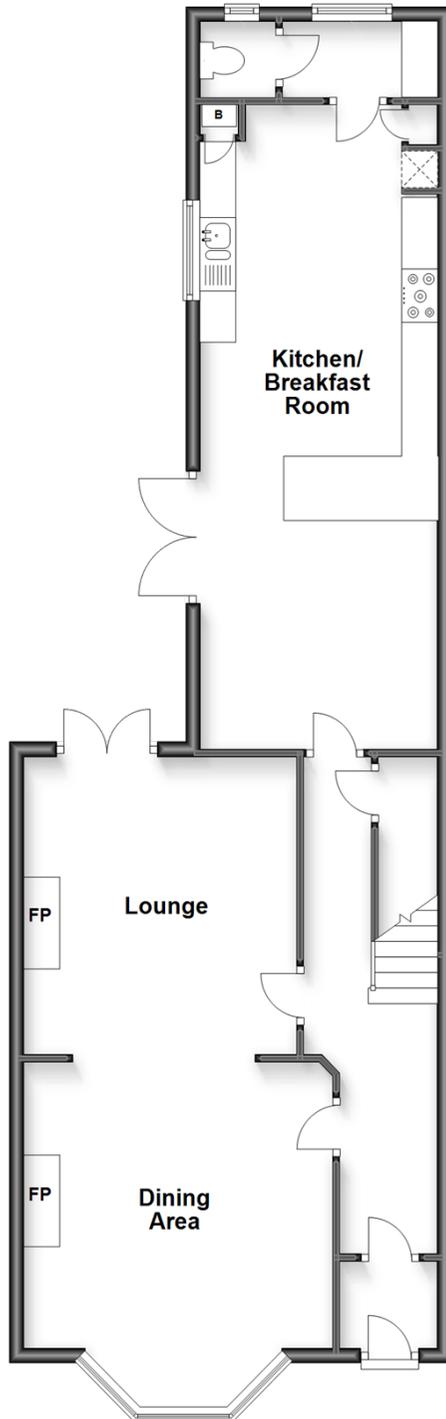
**OVER 60?**

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

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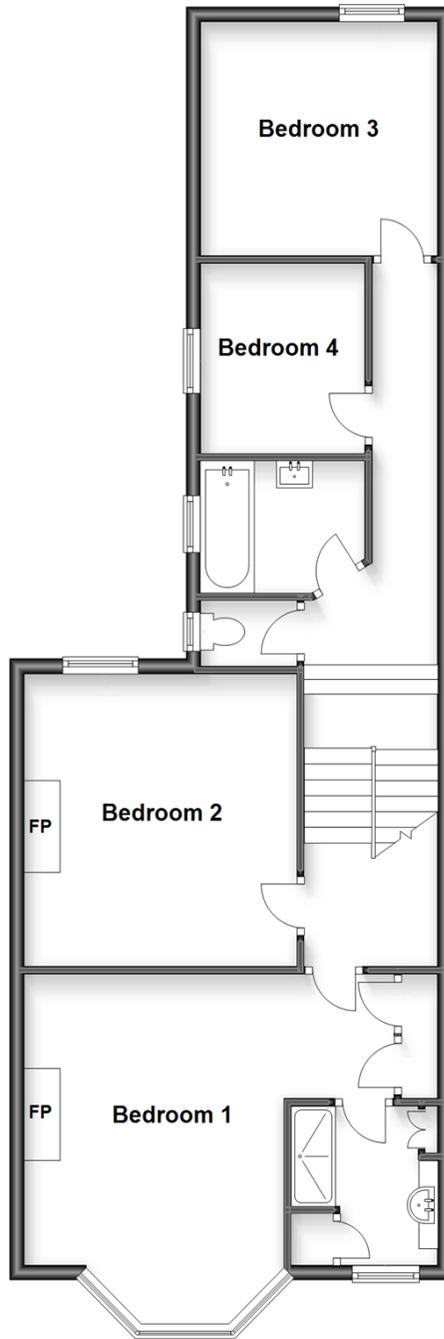
## Ground Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



## Split Level First Floor

Approx. 76.3 sq. metres (821.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Dining Area: 16'0 x 12'9 (4.88m x 3.89m)

Lounge: 15'0 x 11'0 (4.58m x 3.36m)

Kitchen/Breakfast Room : 28'6 x 10'10  
(8.69m x 3.30m)

Separate Toilet

### SPLIT LEVEL FIRST FLOOR

Landing

Bathroom : 7'6 x 5'11 (2.29m x 1.80m)

Bedroom 1: 15'7 x 10'10 (4.75m x 3.30m)

En-suite Shower Room : 6'11 x 6'6 (2.11m x 1.98m)

Bedroom 2: 13'1 x 12'4 (3.99m x 3.76m)

Bedroom 3: 10'8 x 10'0 (3.25m x 3.05m)

Bedroom 4: 8'3 x 7'7 (2.52m x 2.31m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Stunning Victorian home in hugely desirable area
- Masses of original features throughout
- Walking distance to shops, restaurants and catchment area for good schools
- Beautifully decorated with period colour palette
- The garden is a real joy with both adult and children areas



### Nearest Schools

Primary Schools: Cliftonville Primary 0.7 miles, Salmestone Primary 1.0 miles, Margate, Holy Trinity and St John's C of E Primary 1.0 miles

Secondary Schools: Laleham Gap School 0.8 miles, St



### Transport Information

Train Stations: Margate 1.3 miles, Westgate-on-Sea 2.9 miles, Broadstairs 3.5 miles



### Address

Madeira Road, 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
- 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 Lightbulb icon	CURRENT: E(52)	POTENTIAL: C(77)
	15110415/20230912/NF/NF	