



OVER 60?

You could get up to
59% off the price!*



Video Tour available

Price

£450,000

Freehold

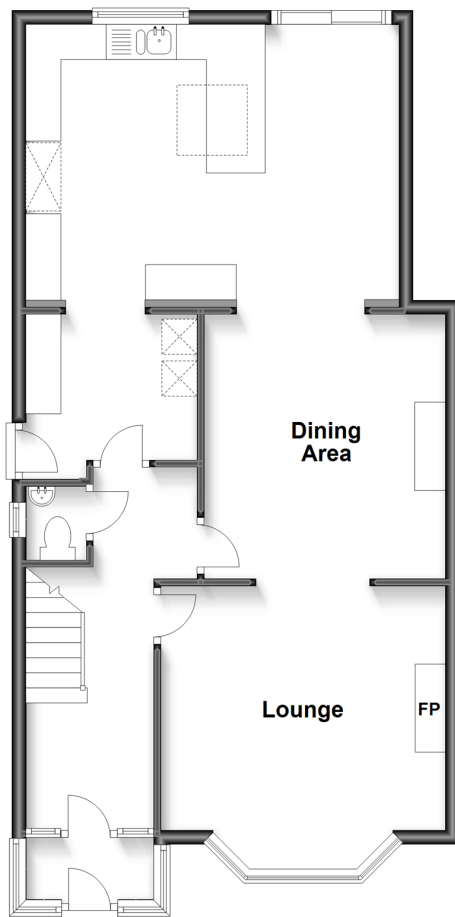
4x 1x 2x

**Orchard Gardens,
Westbrook, Margate,
Kent, CT9**

Wards
Helping you move forwards

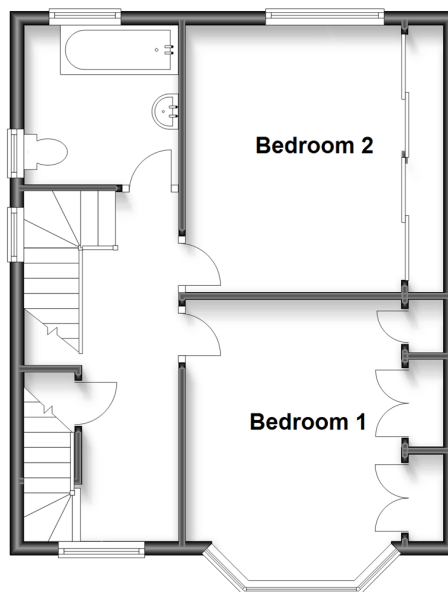
Ground Floor

Approx. 67.9 sq. metres (731.0 sq. feet)



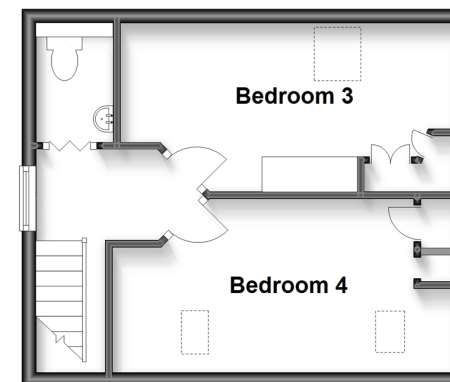
First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Second Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge: 13'6 x 13'3 (4.12m x 4.04m)

Cloakroom

Kitchen: 17'4 x 12'9 (5.29m x 3.89m)

Dining Area : 12'4 x 11'3 (3.76m x 3.43m)

Utility Room : 7'11 x 7'9 (2.41m x 2.36m)

FIRST FLOOR

Landing

Bathroom : 7'6 x 7'3 (2.29m x 2.21m)

Bedroom 1: 13'6 x 9'11 (4.12m x 3.02m)

Bedroom 2: 12'5 x 10'9 (3.79m x 3.28m)

SECOND FLOOR

Landing

Bedroom 3: 14'6 x 7'9 (4.42m x 2.36m)

Bedroom 4: 14'4 x 7'7 (4.37m x 2.31m)

Separate Toilet

OUTSIDE

Front Garden

Rear Garden

Summerhouse



Main features

- Well presented family house in quiet cul-de-sac
- Kitchen/diner ideal for entertaining family and friends
- Large sunny garden
- Summerhouse ideal office space if you work from home
- Close to all amenities



Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.8 miles, St Saviour's C of E Junior School 1.0 miles, St Gregory's Catholic Primary, Margate 1.5 miles

Secondary Schools: Hartsdown Technology College 0.9



Transport Information

Train Stations: Westgate-on-Sea 1.0 miles, Margate 1.4 miles, Birchington-On-Sea 2.5 miles



Address

Orchard Gardens, Westbrook, 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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale