



**OVER 60?**

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

**Price**  
**£280,000**

**Freehold**

3x  2x  2x 

**Ramsgate Road,  
Margate, Kent, CT9**

*Wards*  
Helping you move forwards



## Main features

- Fantastic family home with lots of character
- Chain free
- Close to the hospital and beaches
- Plenty of reception space ideal for entertaining
- Westwood Cross in one direction and Margate Old town in the other you have oodles of retail choice

## Accommodation

### SPLIT LEVEL GROUND FLOOR

- Entrance Porch
- Hallway
- Lounge: 14'0 x 11'11 (4.27m x 3.63m)
- Dining Room: 10'10 x 10'0 (3.30m x 3.05m)
- Kitchen: 14'2 x 9'6 (4.32m x 2.90m)
- Utility Room: 9'8 x 4'8 (2.95m x 1.42m)
- Shower Room

### SPLIT LEVEL FIRST FLOOR

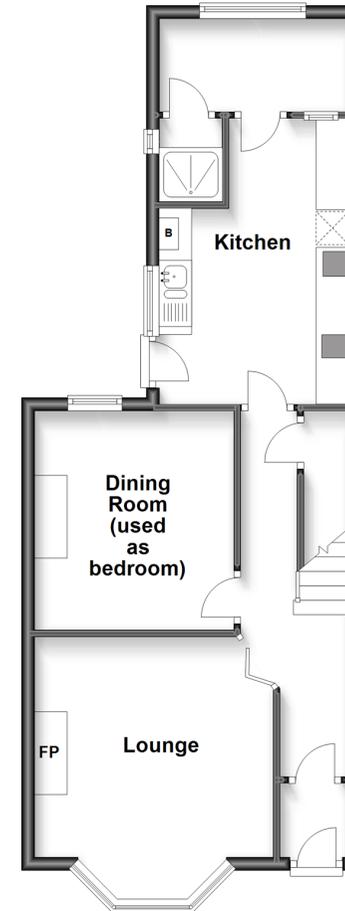
- Landing
- Bedroom 1: 15'9 x 11'0 (4.80m x 3.36m)
- Bedroom 2: 11'1 x 9'7 (3.38m x 2.92m)
- Bedroom 3: 9'7 x 7'8 (2.92m x 2.34m)
- Bathroom

### OUTSIDE

- Rear Garden
- Balcony on first floor

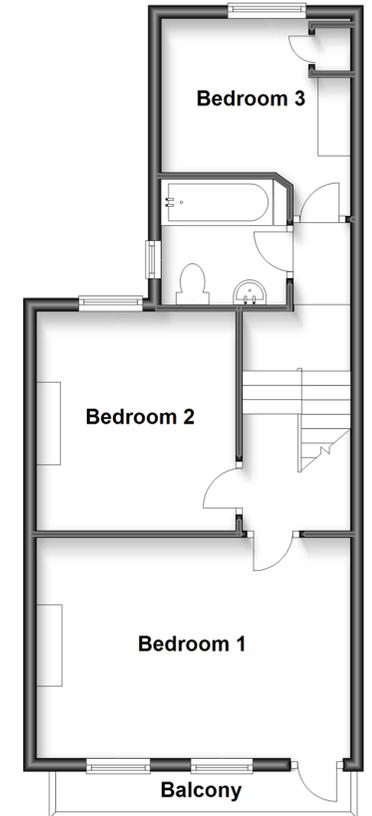
### Split Level Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



### Split Level First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



## Call Cliftonville - 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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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