



**Guide Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Sandhurst Road,  
Cliftonville, Margate,  
Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented
- Conservatory where you can sit and relax looking at the garden
- Situated in the popular Palm Bay location
- Sold with no onward chain
- Off Street Parking and garage
- Sunny rear garden perfect for entertaining friends and family

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 11'9 x 7'2 (3.58m x 2.19m)

Lounge: 20'2 x 13'9 (6.15m x 4.19m)

Conservatory

Shower Room

Bedroom 1: 11'3 x 7'8 (3.43m x 2.34m)

Bedroom 2: 17'2 x 8'5 (5.24m x 2.57m)

Separate Toilet

Bedroom 3: 8'2 x 8'0 (2.49m x 2.44m)

### OUTSIDE

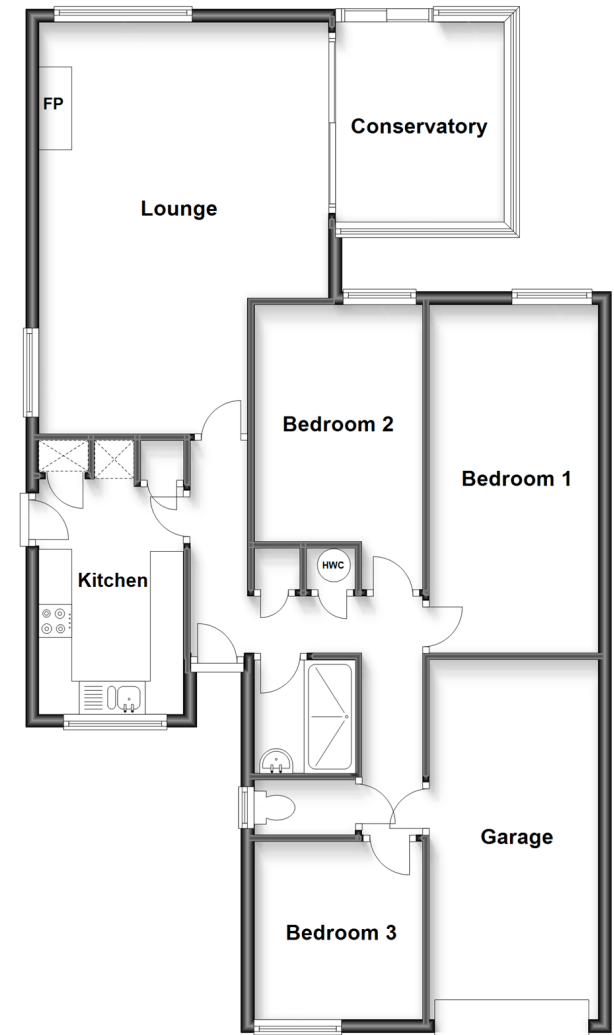
Front Garden

Garage

Rear Garden

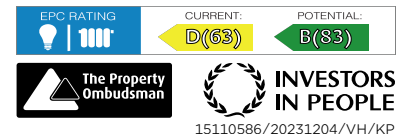
### Ground Floor

Approx. 102.3 sq. metres (1100.8 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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