



**Guide Price**  
**£425,000**

**Freehold**

4x  1x  2x 

**Rancorn Road,  
Westbrook, Margate,  
Kent, CT9**

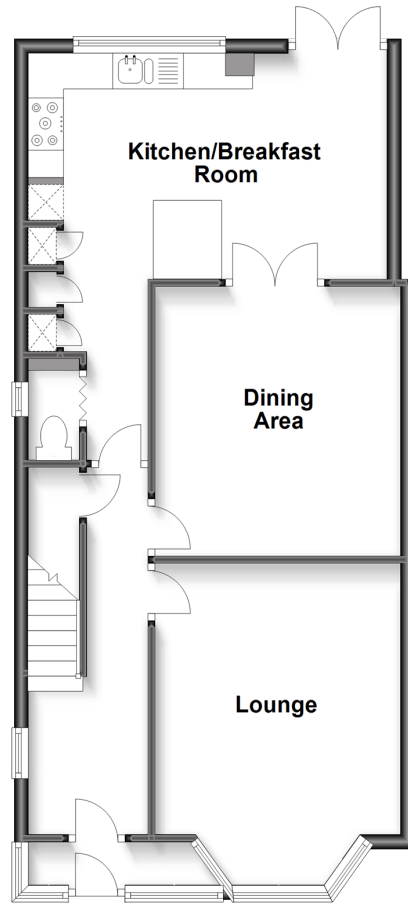
**OVER 60?**

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

*Wards*  
Helping you move forwards

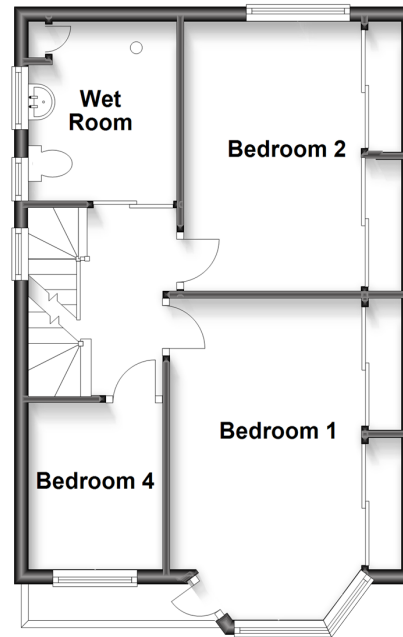
### Ground Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



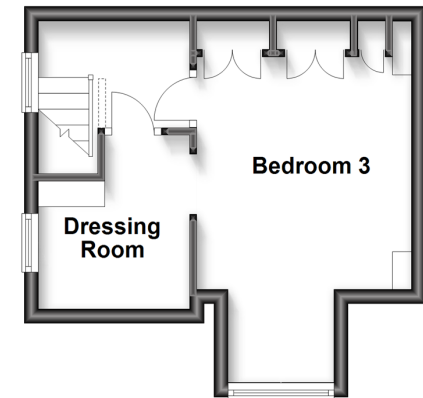
### First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



### Second Floor

Approx. 22.3 sq. metres (240.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 15'7 x 11'5 (4.75m x 3.48m)

Dining Area: 12'4 x 11'5 (3.76m x 3.48m)

Separate Toilet

Kitchen/Breakfast Room : 16'8 x 10'3 (5.08m x 3.13m)

### FIRST FLOOR

Landing

Wet Room: 8'1 x 6'10 (2.47m x 2.08m)

Bedroom 1: 15'6 x 9'2 (4.73m x 2.80m)

Bedroom 2: 12'6 x 8'5 (3.81m x 2.57m)

Bedroom 4: 7'8 x 6'2 (2.34m x 1.88m)

### SECOND FLOOR

Landing

Bedroom 3: 10'6 x 9'11 (3.20m x 3.02m)

Dressing Room

### OUTSIDE

Front Garden

Off Road Parking

Rear Garden





## Main features

- **Fantastic family house**
- **Short walking distance to Margate sandy beaches and train station**
- **Generous size rooms throughout**
- **Sea views from top bedroom**
- **Easy to maintain sunny rear garden where you can sit and relax**
- **Suitable to a variety of buyers**



## Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.3 miles, Salmestone Primary 0.9 miles, St Gregory's Catholic Primary, Margate 0.9 miles  
Secondary Schools: Hartsdown Technology College 0.4 miles, Ursuline College 1.5 miles

## Transport Information

Train Stations: Margate 0.6 miles, Westgate-on-Sea 1.4 miles, Birchington-On-Sea 3.3 miles

## Address

Rancorn Road, Westbrook, Margate, Kent, CT9

## Directions

For directions to this property please contact us.







Call Cliftonville Branch 01843 227447 ■ [wardsofkent.co.uk](https://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.



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