



Guide Price
£600,000

Freehold

4x  3x  2x 

**All Saints Avenue,
Margate, Kent, CT9**

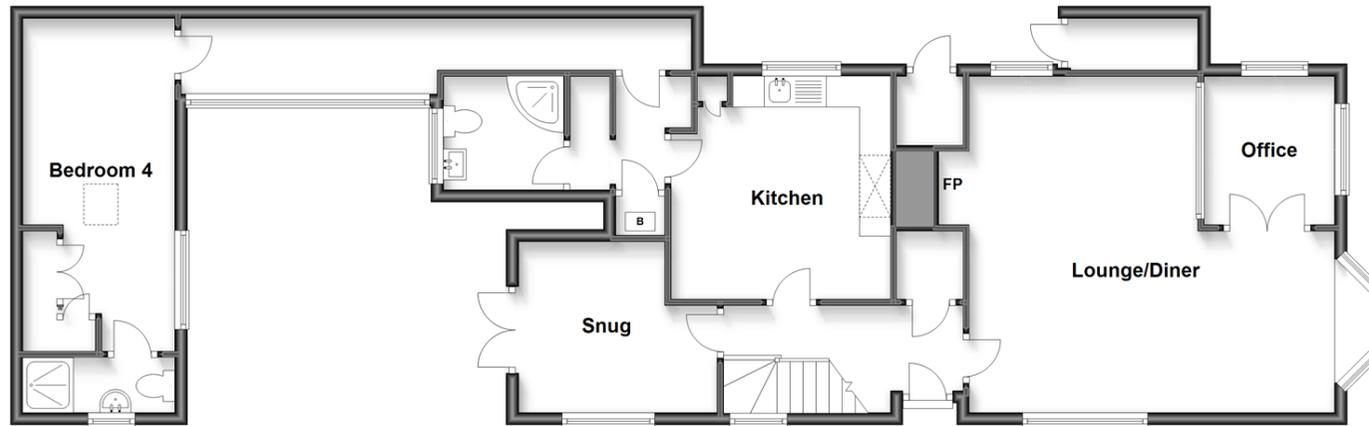
OVER 60?

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

Wards
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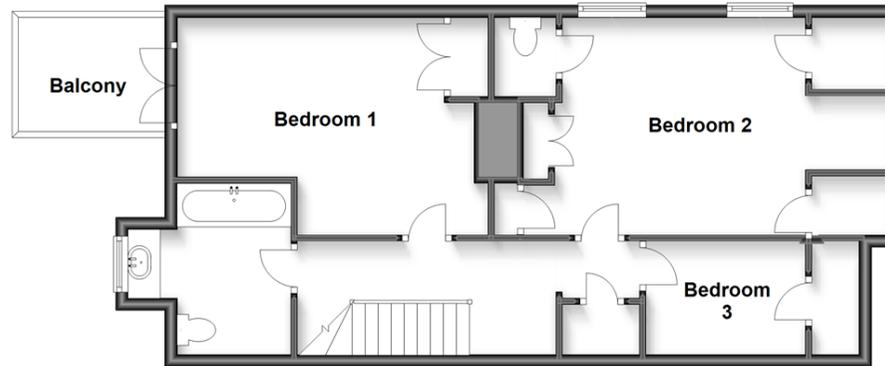
Ground Floor

Approx. 98.7 sq. metres (1062.5 sq. feet)



First Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge Diner: 21'7 x 18'6 (6.58m x 5.64m)
- Office
- Kitchen: 11'10 x 11'10 (3.61m x 3.61m)
- Snug: 11'1 x 8'11 (3.38m x 2.72m)
- Internal Walkway
- Shower Room
- Bedroom 4: 17'5 x 7'10 (5.31m x 2.39m)
- En-suite Shower Room

FIRST FLOOR

- Landing
- Bedroom 1: 16'9 x 12'2 (5.11m x 3.71m)
- Bedroom 2: 14'11 x 12'2 (4.55m x 3.71m)
- Bedroom 3: 9'3 x 7'1 (2.82m x 2.16m)
- Bathroom

OUTSIDE

- Front Garden
- Rear Garden
- Balcony on first floor



Main features

- Full of character and charm
- Wrap around garden offers sun and shade all day
- Handy for local shops and beaches
- Beautifully presented
- Plenty of space for entertaining friends and family
- Annex area which is perfect for a dependant relative to enjoy their own privacy



Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.6 miles, St Gregory's Catholic Primary, Margate 0.9 miles, Salmestone Primary 1.2 miles

Secondary Schools: Hartsdown Technology College 0.4



Transport Information

Train Stations: Margate 0.7 miles, Westgate-on-Sea 1.4 miles, Birchington-On-Sea 3.0 miles



Address

All Saints Avenue, Margate, Kent, CT9



Directions

For directions to this property please contact us.



Wards
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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
- 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	CURRENT:	POTENTIAL:

15110736/20231002/DM/IW