



OVER 60?

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

Price

£500,000

Freehold

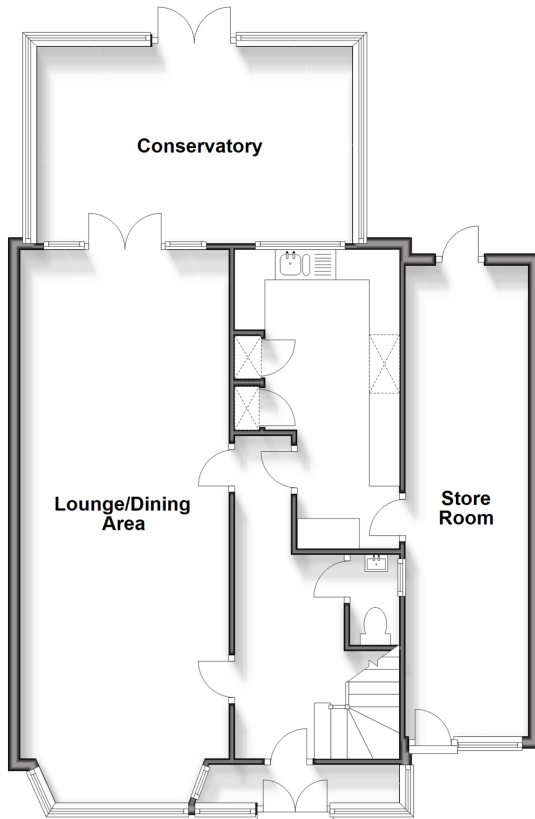
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**Foreland Avenue,
Cliftonville, Margate,
Kent, CT9**

Wards
Helping you move forwards

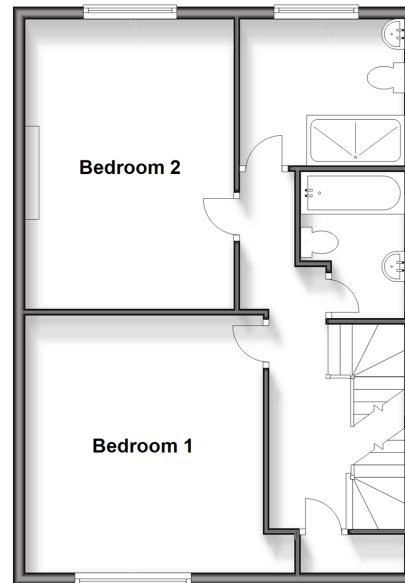
Ground Floor

Approx. 91.1 sq. metres (980.9 sq. feet)



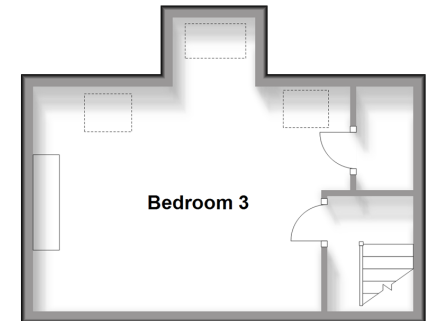
First Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Hallway
Cloakroom
Lounge/Dining Area: 31'10 x 11'2 (9.71m x 3.41m)
Conservatory: 17'4 x 11'0 (5.29m x 3.36m)
Kitchen: 16'1 x 8'11 (4.91m x 2.72m)
Store Room : 25'9 x 6'8 (7.85m x 2.03m)

FIRST FLOOR

Landing
Bathroom : 7'11 x 5'7 (2.41m x 1.70m)
Shower Room : 8'10 x 7'10 (2.69m x 2.39m)
Bedroom 1: 14'11 x 12'10 (4.55m x 3.91m)
Bedroom 2: 15'9 x 11'4 (4.80m x 3.46m)

SECOND FLOOR

Landing
Bedroom 3: 16'9 x 12'1 (5.11m x 3.69m)

OUTSIDE

Front Garden
Off Road Parking
Rear Garden



Main features

- Excellent family house
- Highly desirable Avenues location
- All the bedrooms are doubles
- With both a bathroom and a shower room morning queues are a thing of the past
- Amazing secluded rear garden
- Off road parking
- Masses of space, perfect for all the family and entertaining



Nearest Schools

Primary Schools: Cliftonville Primary 0.1 miles, Northdown Primary 0.3 miles, Palm Bay Primary 0.4 miles

Secondary Schools: St Anthony's School 0.2 miles, Laleham Gap School 0.2 miles



Transport Information

Train Stations: Margate 2.2 miles, Broadstairs 2.4 miles, Dumpton Park 2.6 miles



Address

Foreland Avenue, Cliftonville, Margate, Kent, CT9



Directions

For directions to this property please contact us.



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.



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