



Guide Price
£450,000

Freehold

4x  1x  1x 

**Canterbury Road,
Westbrook, Margate,
Kent, CT9**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Fantastic opportunity for a growing family in a great location**
- **Large welcoming entrance hall**
- **Patio doors looking out to garden**
- **Plenty of space for entertaining**
- **Walking distance to main line train station and sandy beaches**
- **Off Road Parking**

Accommodation

GROUND FLOOR

- Entrance Porch
- Hallway
- Dining Room : 16'3 x 15'8 (4.96m x 4.78m)
- Kitchen: 11'1 x 10'6 (3.38m x 3.20m)
- Lounge: 16'0 x 12'5 (4.88m x 3.79m)
- Separate Toilet

FIRST FLOOR

- Landing
- Bedroom 1: 17'5 x 13'1 (5.31m x 3.99m)
- Bedroom 2: 13'1 x 10'11 (3.99m x 3.33m)
- Bedroom 3: 12'5 x 8'9 (3.79m x 2.67m)
- Bathroom: 8'11 x 8'2 (2.72m x 2.49m)
- Bedroom 4: 11'10 x 7'8 (3.61m x 2.34m)

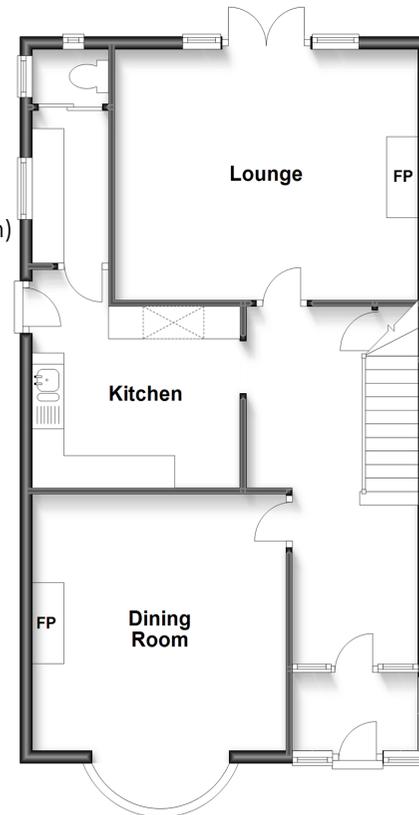
OUTSIDE

- Front Garden
- Off Road Parking
- Rear Garden

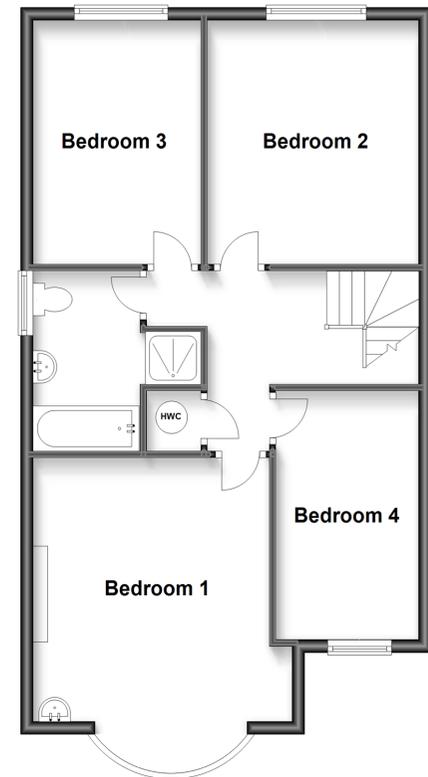
Call Cliftonville - 01843 227447 ■ wardsofkent.co.uk

- 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.

Ground Floor
Approx. 66.6 sq. metres (716.5 sq. feet)



First Floor
Approx. 64.0 sq. metres (688.9 sq. feet)



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