



**Guide Price**  
**£550,000**

**Freehold**

3x  1x  1x 

**Argyle Gardens,  
Margate, Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 13'0 x 11'1 (3.97m x 3.38m)

Dining Area: 11'1 x 10'0 (3.38m x 3.05m)

Family Area: 15'0 x 9'0 (4.58m x 2.75m)

Kitchen: 20'11 x 12'1 (6.38m x 3.69m)

### FIRST FLOOR

Landing

Bedroom 1: 16'0 x 10'0 (4.88m x 3.05m)

Bedroom 2: 13'0 x 11'0 (3.97m x 3.36m)

Bedroom 3: 9'0 x 7'0 (2.75m x 2.14m)

Shower Room

### OUTSIDE

Front Garden

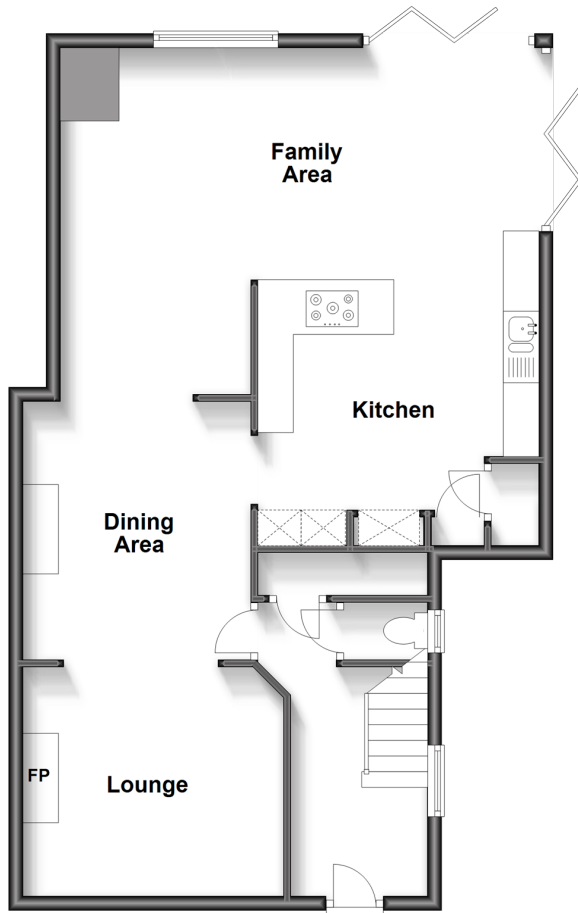
Off Road Parking

Rear Garden

Former Garage now a Bar

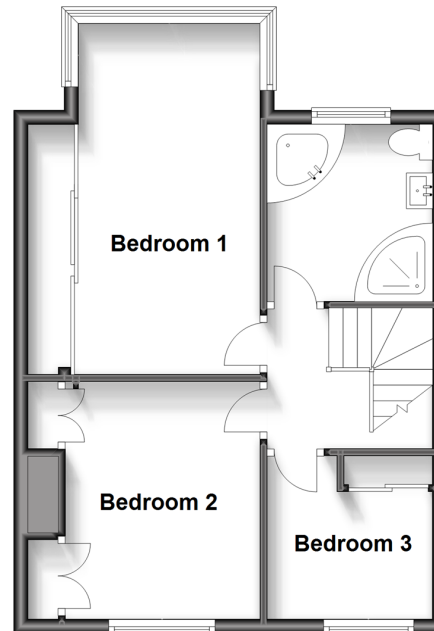
### Ground Floor

Approx. 75.8 sq. metres (816.1 sq. feet)

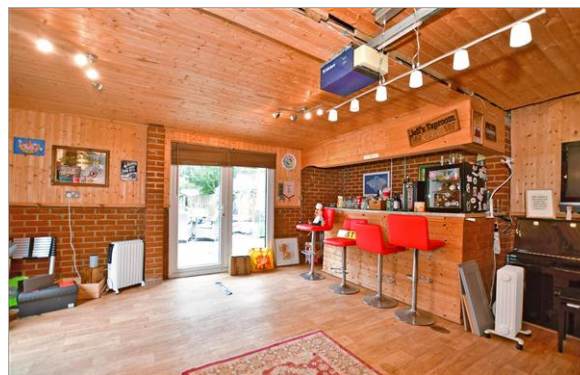


### First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)







## Main features

- Quiet and safe cul-de-sac location
- Excellent location for schools and local amenities
- Amazing kitchen with bi-fold doors looking out to garden
- Sandy beaches close by
- Stunning family home
- Perfect for entertaining both inside and outside in the large garden the former garage has been turned into a fantastic bar



### Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.3 miles, St Gregory's Catholic Primary, Margate 1.0 miles, Salmestone Primary 1.3 miles

Secondary Schools: Hartsdown Technology College 0.4



### Transport Information

Train Stations: Margate 0.9 miles, Westgate-on-Sea 1.4 miles, Birchington-On-Sea 3.0 miles



### Address

Argyle Gardens, 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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