



**Guide Price**  
**£300,000**

**Freehold**

4x  2x  1x 

**Penshurst Gardens,  
Cliftonville, Margate,  
Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Enjoy the peace and quiet of living on a cul-de-sac
- No upward chain complications
- Fantastic family home for all the family to enjoy
- Secluded rear garden
- Morning rush made easier as bathroom upstairs and shower downstairs

## Accommodation

### GROUND FLOOR

Hallway

Shower Room

Bedroom 1: 16'9 x 7'7 (5.11m x 2.31m)

Lounge: 13'1 x 10'6 (3.99m x 3.20m)

Dining Room : 10'6 x 8'2 (3.20m x 2.49m)

Kitchen: 9'6 x 8'6 (2.90m x 2.59m)

### FIRST FLOOR

Landing

Bedroom 2: 11'10 x 11'6 (3.61m x 3.51m)

Bedroom 3: 11'6 x 9'10 (3.51m x 3.00m)

Bedroom 4: 9'10 x 8'10 (3.00m x 2.69m)

Bathroom

### OUTSIDE

Front Garden

Off Road Parking

Rear Parking

**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://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. 59.9 sq. metres (644.9 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (432.0 sq. feet)



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