



**Guide Price**  
**£340,000**

**Freehold**

3x  1x  1x 

**Egerton Drive,  
Cliftonville, Margate,  
Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Excellent family home in popular location
- No onward chain complications
- Blank canvas for you to put your own individual decorative stamp on
- Enjoy peace and quiet in your secluded garden
- Handy for local shops and walking distance to Botany Bay beach

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Diner: 22'4 (6.81m) x 18'4 (5.59m)  
narrowing to 9'2 at narrowest point (2.80m)

Kitchen: 11'0 x 8'6 (3.36m x 2.59m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 9'2 (3.38m x 2.80m)

Bedroom 2: 11'0 x 8'7 (3.36m x 2.62m)

Bedroom 3: 8'9 x 7'7 (2.67m x 2.31m)

Shower Room

### OUTSIDE

Front Garden

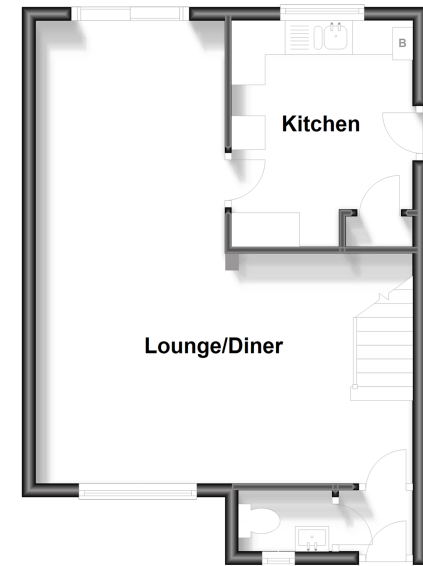
Garage

Off Road Parking

Rear Garden

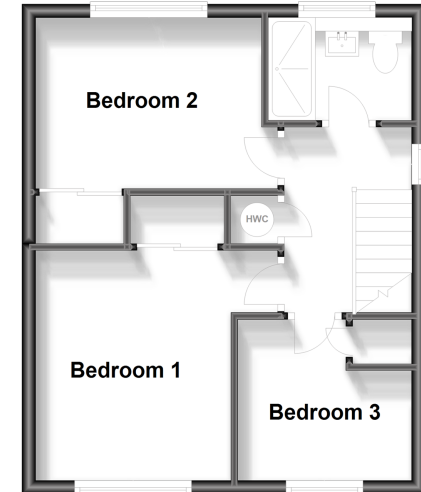
### Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



**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.



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