



OVER 60?

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

Price
£450,000

Freehold

4x  1x  1x 

**Tivoli Park Avenue,
Margate, Kent, CT9**

Wards
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge: 15'3 x 14'4 (4.65m x 4.37m)

Dining Room : 12'2 x 11'9 (3.71m x 3.58m)

Kitchen: 15'1 x 8'9 (4.60m x 2.67m)

FIRST FLOOR

Landing

Bedroom 1: 14'9 x 12'4 (4.50m x 3.76m)

Bedroom 2: 12'3 x 11'10 (3.74m x 3.61m)

Bedroom 3: 10'0 x 8'7 (3.05m x 2.62m)

Bedroom 4: 8'10 x 7'5 (2.69m x 2.26m)

Bathroom : 7'11 x 5'10 (2.41m x 1.78m)

OUTSIDE

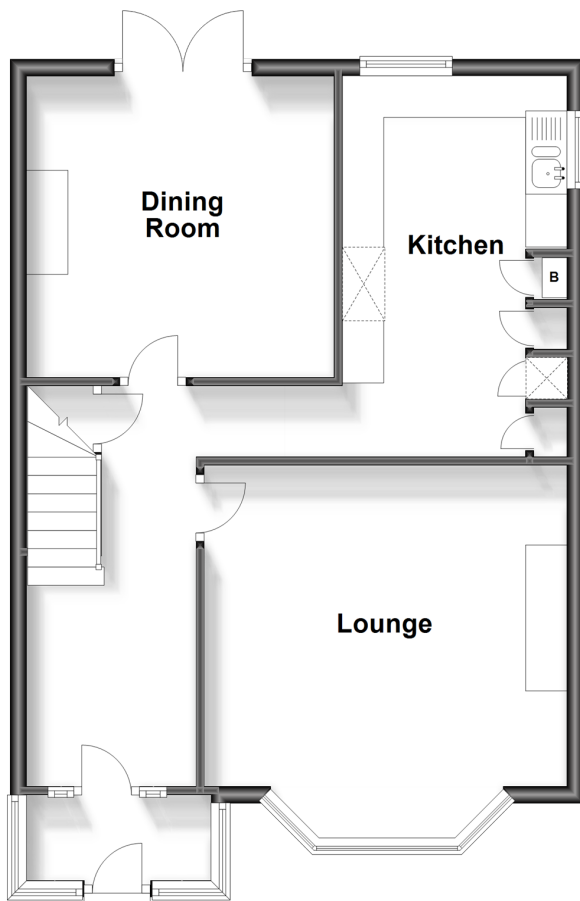
Front Garden

Off Road Parking

Rear Garden

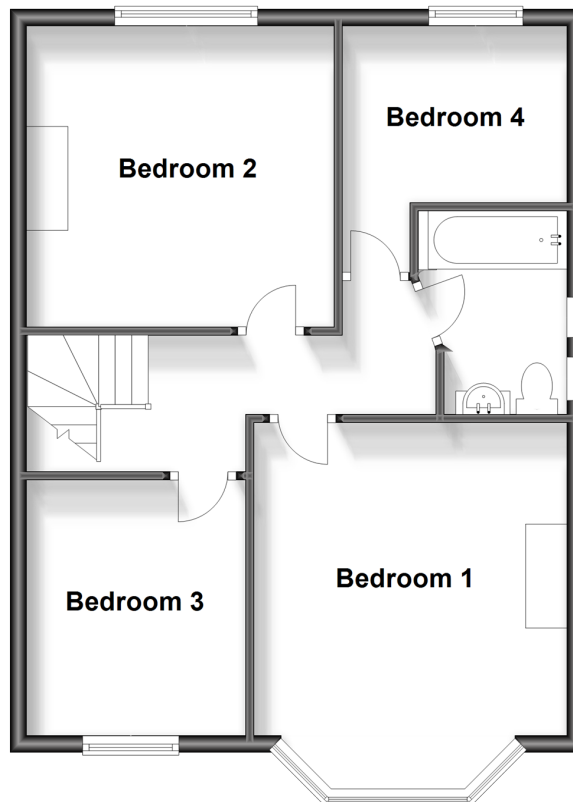
Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.7 sq. feet)





Main features

- Beautiful views of Hartsdown Park from your lounge
- Dining room with doors opening out to sunny rear garden ideal for entertaining
- Large welcoming hallway with generous size rooms throughout and a modern fitted kitchen
- Off road parking
- Close to local schools, sports centre and transport links



Nearest Schools

Primary Schools: Salmestone Primary 0.3 miles, Margate, Holy Trinity and St John's C of E Primary 0.4 miles, St Gregory's Catholic Primary, Margate 0.4 miles

Secondary Schools: Hartsdown Technology College 0.3



Transport Information

Train Stations: Margate 0.5 miles, Westgate-on-Sea 1.9 miles, Broadstairs 2.9 miles



Address

Tivoli Park Avenue, 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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