



Price
£450,000

Freehold

4x  1x  1x 

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

OVER 60?

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

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

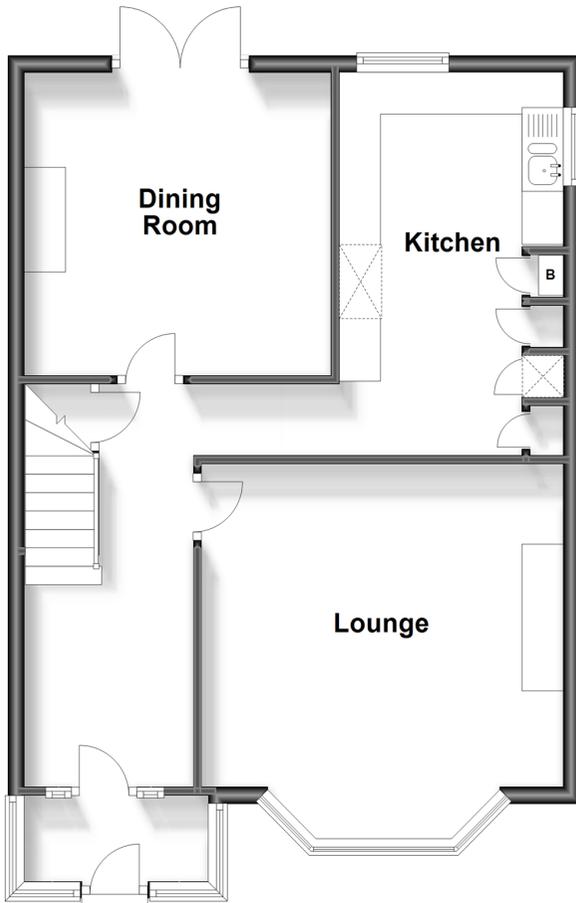
Front Garden

Off Road Parking

Rear Garden

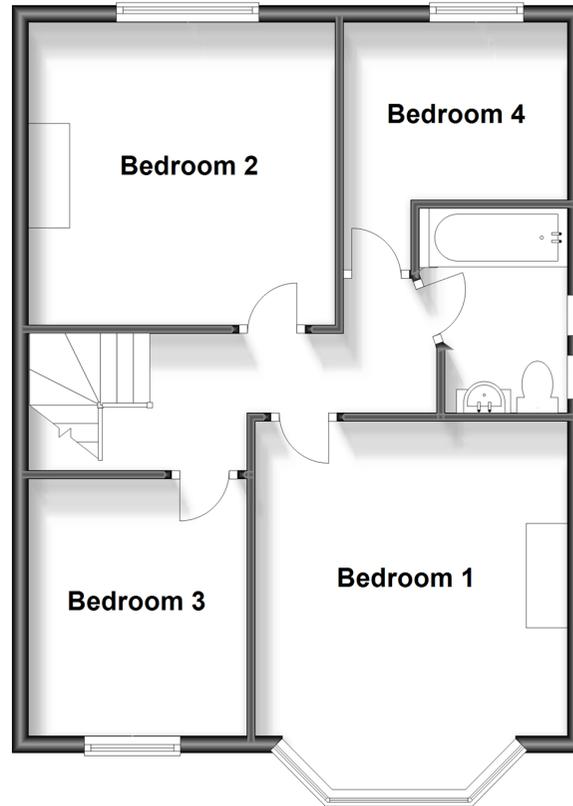
Ground Floor

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.



Wards
Helping you move forwards

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.

EPC RATING

CURRENT: D(63) POTENTIAL: B(31)

15110967/20231007/DM/NF