



Guide Price
£550,000

Freehold

3x  1x  1x 

**Talbot Road, Margate,
Kent, CT9**

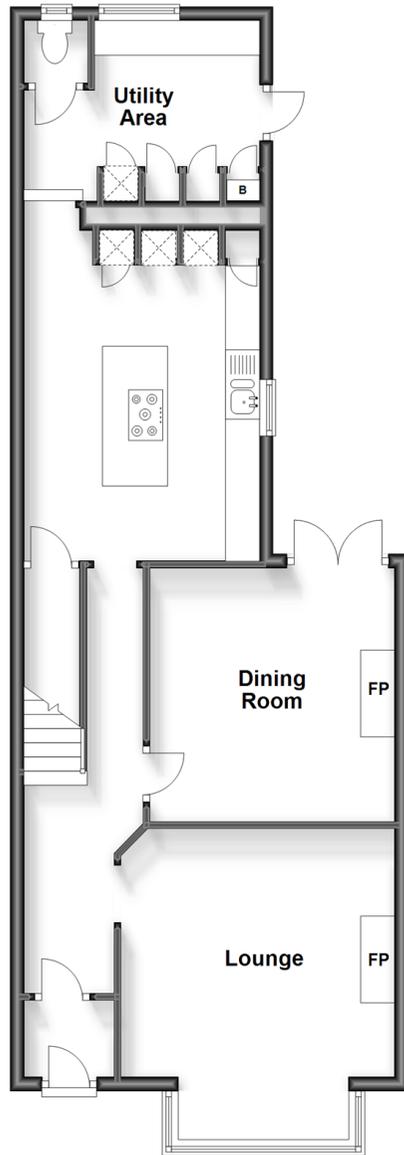
OVER 60?

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

Wards
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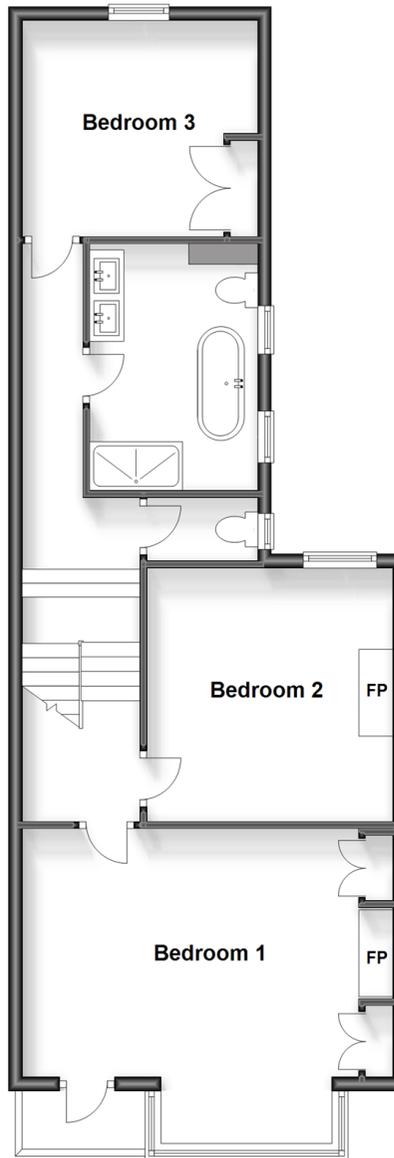
Split Level Ground Floor

Approx. 68.1 sq. metres (732.8 sq. feet)



Split Level First Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Porch

Hallway

Lounge: 14'10 x 13'2 (4.52m x 4.02m)

Dining Room : 11'11 x 11'9 (3.63m x 3.58m)

Kitchen: 16'8 x 11'4 (5.08m x 3.46m)

Utility Room : 11'2 x 9'6 (3.41m x 2.90m)

Separate Toilet 1

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 17'11 x 11'7 (5.46m x 3.53m)

Bedroom 2: 12'0 x 11'10 (3.66m x 3.61m)

Bathroom: 13'4 x 7'11 (4.07m x 2.41m)

Bedroom 3: 11'3 x 10'2 (3.43m x 3.10m)

Separate Toilet 2

OUTSIDE

Front Garden

Rear Garden

Summerhouse/Office: 9'9 x 8'3 (2.97m x 2.52m)



Main features

- Amazing family home with lots of original features and high ceilings
- Cosy Lounge with log burner to sit and relax in the cold winter months
- Modern kitchen to entertain friends and family
- Fantastic bathroom, quiet place to end the day
- Garden summerhouse ideal space for an office if working from home
- Close to schools and sandy beaches



Nearest Schools

Primary Schools: Cliftonville Primary 0.3 miles, Northdown Primary 0.4 miles, Drapers Mills Primary 0.4 miles
 Secondary Schools: Laleham Gap School 0.2 miles, St Anthony's School 0.3 miles.
 Further Education: Hartsdown Technology College 1.3



Transport Information

Train Stations: Margate 1.5 miles, Broadstairs 3.5 miles, Westgate-on-Sea 3.6 miles



Address

Talbot Road, 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:	POTENTIAL:
	15110999/20231004/NF/NF	