



OVER 60?

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

Price

£270,000

Freehold

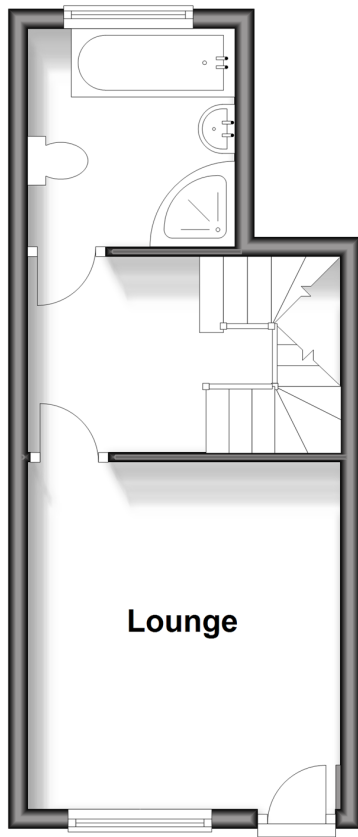
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**Grotto Gardens,
Margate, Kent, CT9**

Wards
Helping you move forwards

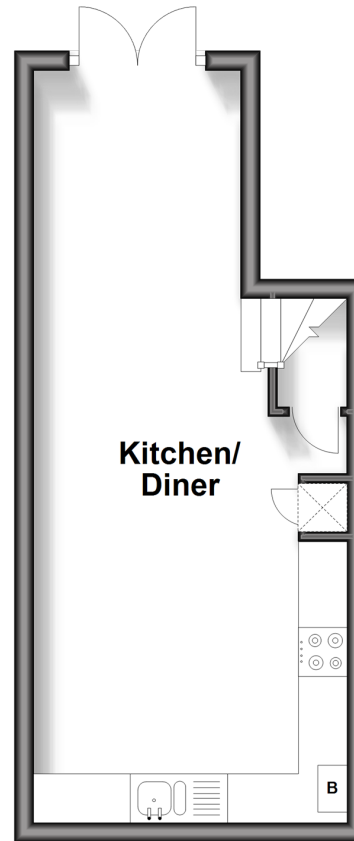
Ground Floor

Approx. 23.1 sq. metres (248.8 sq. feet)



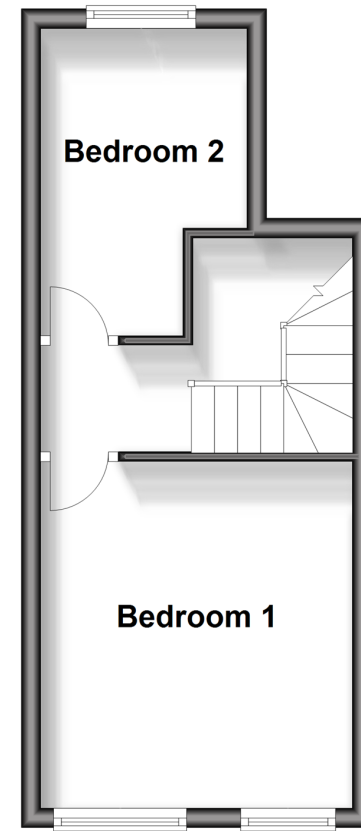
Lower Ground Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



First Floor

Approx. 23.3 sq. metres (251.0 sq. feet)



Accommodation

GROUND FLOOR

Lounge: 11'7 x 10'6 (3.53m x 3.20m)

Bathroom : 10'11 x 6'11 (3.33m x 2.11m)

LOWER GROUND FLOOR

Kitchen/Diner: 25'3 x 10'2 (7.70m x 3.10m)

FIRST FLOOR

Landing

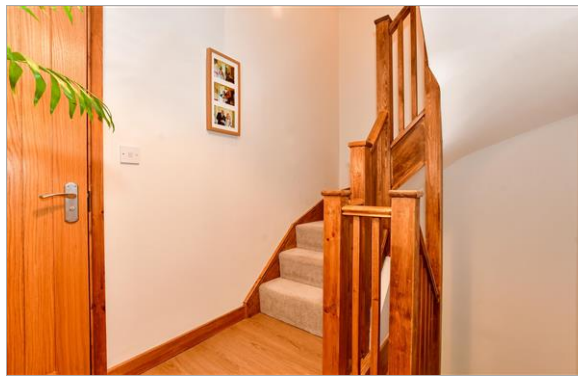
Bedroom 1: 11'7 x 10'6 (3.53m x 3.20m)

Bedroom 2: 10'11 x 6'11 (3.33m x 2.11m)

OUTSIDE

Off Street Parking

Rear Garden



Main features

- Well presented modern family house
- Spread over three floors
- Remainder of new build warranty in effect
- Open plan kitchen/diner ideal for entertaining
- Perfect lock up and leave
- Off Street Parking
- Walking distance to Margate sandy beaches, shops and restaurants



Nearest Schools

Primary Schools: Margate, Holy Trinity and St John's C of E Primary 0.8 miles, Salmestone Primary 0.9 miles, St Gregory's Catholic Primary, Margate 0.9 miles

Secondary Schools: Laleham Gap School 0.8 miles, St



Transport Information

Train Stations: Margate 1.0 miles, Westgate-on-Sea 3.1 miles, Broadstairs 3.4 miles



Address

Grotto Gardens, 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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