



**Price**  
**£375,000**

**Freehold**

5x  2x  2x 

**Connaught Road,  
Margate, Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'4 x 13'2 (4.37m x 4.02m)

Sitting Room : 13'0 x 12'5 (3.97m x 3.79m)

Lean-to

Kitchen: 12'2 x 10'10 (3.71m x 3.30m)

Dining Area: 12'7 x 7'11 (3.84m x 2.41m)

Cloakroom

Utility Room

### FIRST FLOOR

Landing

Bedroom 2: 13'9 x 11'3 (4.19m x 3.43m)

Bedroom 3: 13'1 x 11'3 (3.99m x 3.43m)

Bedroom 4: 10'0 x 6'4 (3.05m x 1.93m)

Bedroom 5: 13'1 x 11'3 (3.99m x 3.43m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 14'6 x 9'8 (4.42m x 2.95m)

En-suite Shower room

### OUTSIDE

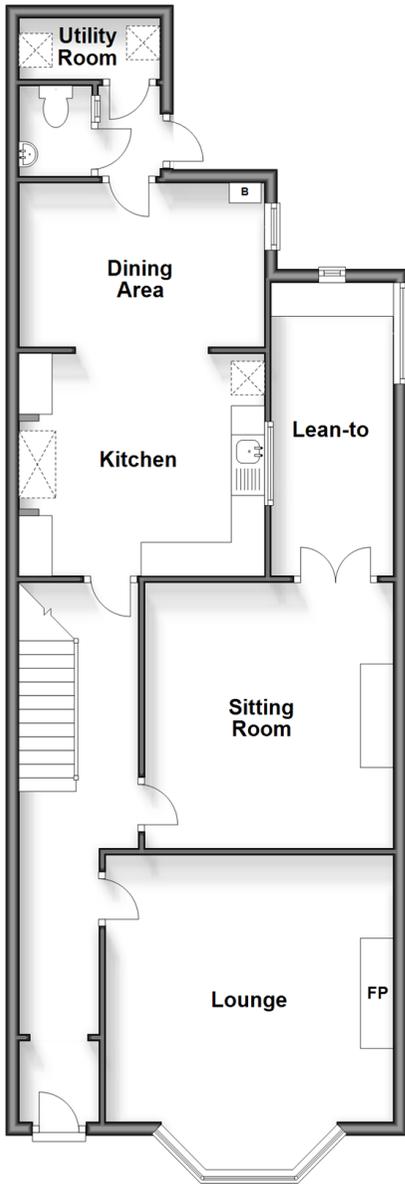
Front Garden

Rear Garden

Summer House

### Ground Floor

Approx. 81.3 sq. metres (875.4 sq. feet)



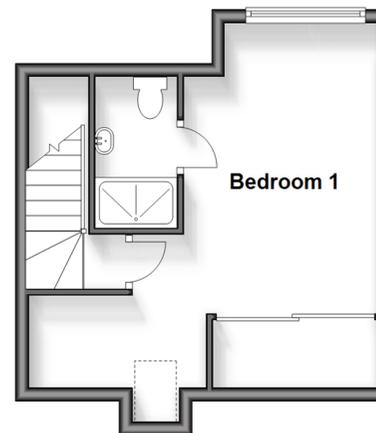
### First Floor

Approx. 67.5 sq. metres (726.7 sq. feet)



### Second Floor

Approx. 26.5 sq. metres (284.9 sq. feet)





## Main features

- Spacious period family home with plenty of space for everyone
- Separate lounge and sitting room ideal for entertaining friends and family
- Handy utility room
- Easy to maintain garden
- Summerhouse ideal space for working from home, your own bar or even a gym
- Close to local amenities and bus routes



### Nearest Schools

Primary Schools: Salmestone Primary 0.2 miles, Margate, Holy Trinity and St John's C of E Primary 0.3 miles, Drapers Mills Primary 0.3 miles

Secondary Schools: Hartsdown Technology College 0.6



### Transport Information

Train Stations: Margate 0.9 miles, Westgate-on-Sea 2.5 miles, Broadstairs 2.8 miles



### Address

Connaught 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](http://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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