



Guide Price
£185,000

Freehold

3x  3x  1x 

**Rancorn Road,
Westbrook, Margate,
Kent, CT9**

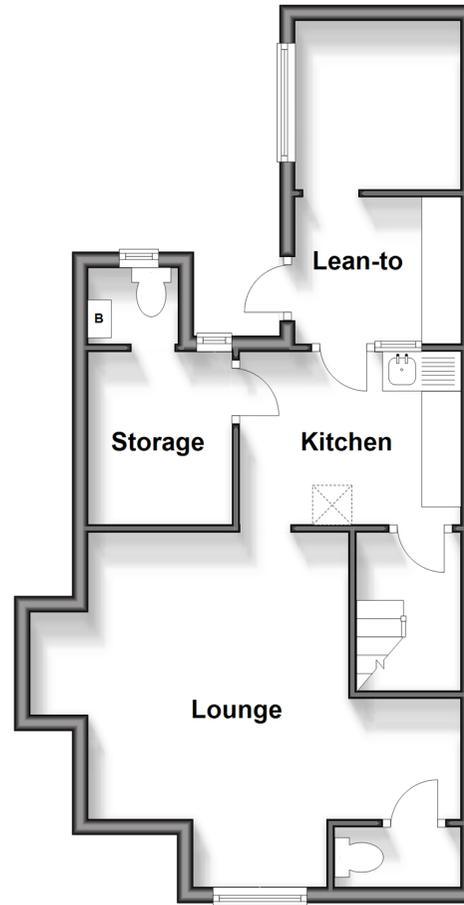
OVER 60?

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

Wards
Helping you move forwards

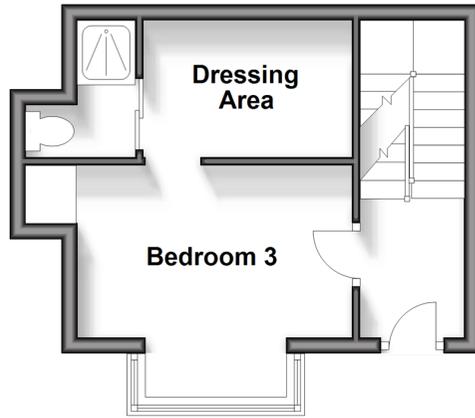
Split Level Lower Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



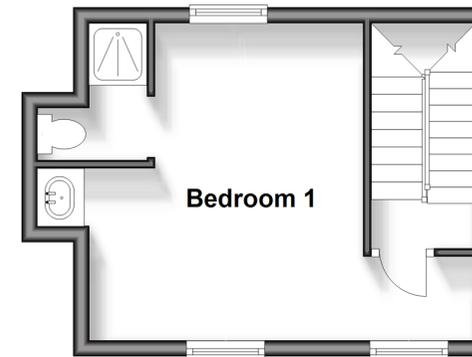
Split Level Ground Floor

Approx. 21.4 sq. metres (230.8 sq. feet)



First Floor

Approx. 20.8 sq. metres (223.6 sq. feet)



Second Floor

Approx. 20.8 sq. metres (223.6 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Hallway
Bedroom 3: 13'3 x 12'3 (4.04m x 3.74m)
En-suite Shower
Dressing Area 1

SPLIT LEVEL LOWER GROUND FLOOR

Landing
Lounge: 18'5 x 16'9 (5.62m x 5.11m)
Separate Toilet 1
Kitchen: 14'3 x 13'4 (4.35m x 4.07m)
Storage
Separate Toilet 2
Lean-To

FIRST FLOOR

Landing
Bedroom 1: 13'4 x 12'7 (4.07m x 3.84m)
En suite Shower

SECOND FLOOR

Landing
Bedroom 2: 13'4 x 11'5 (4.07m x 3.48m)
Dressing Area 2
En-suite Shower

OUTSIDE

Rear Garden



Main features

- **Wow this is a fantastic renovation project, cash buyers only**
- **Situated on a corner plot**
- **With planning permission you could extend to the side creating your dream home**
- **Plenty of room for all the family**
- **Walking distance to Margate sandy beaches, restaurants, shops and mainline train station**



Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.3 miles, Salmestone Primary 0.9 miles, St Gregory's Catholic Primary, Margate 0.9 miles
Secondary Schools: Hartsdown Technology College 0.4 miles, Ursuline College 1.5 miles



Transport Information

Train Stations: Margate 0.6 miles, Westgate-on-Sea 1.4 miles, Birchington-On-Sea 3.3 miles



Address

Rancorn Road, Westbrook, 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: E(47) POTENTIAL: B(33)

15111074/20231229/DM/NF