



**Guide Price**  
**£325,000**

**Freehold**

4x  2x  1x 

**Eaton Road, Margate,  
Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Fantastic family home**
- **Refurbished to a high standard**
- **Ready for you to move straight into**
- **Dreamland, sandy beaches and restaurants on your doorstep**
- **Shower room downstairs and bathroom upstairs**

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'6 x 12'4 (4.42m x 3.76m)

Dining Area: 12'1 x 9'10 (3.69m x 3.00m)

Kitchen: 11'1 x 8'0 (3.38m x 2.44m)

Shower Room : 5'11 x 4'0 (1.80m x 1.22m)

### FIRST FLOOR

Landing

Bedroom 1: 15'3 x 11'5 (4.65m x 3.48m)

Bedroom 2: 12'1 x 9'6 (3.69m x 2.90m)

Bedroom 3: 6'11 x 6'6 (2.11m x 1.98m)

Bedroom 4: 7'7 x 5'9 (2.31m x 1.75m)

Bathroom: 8'10 x 5'7 (2.69m x 1.70m)

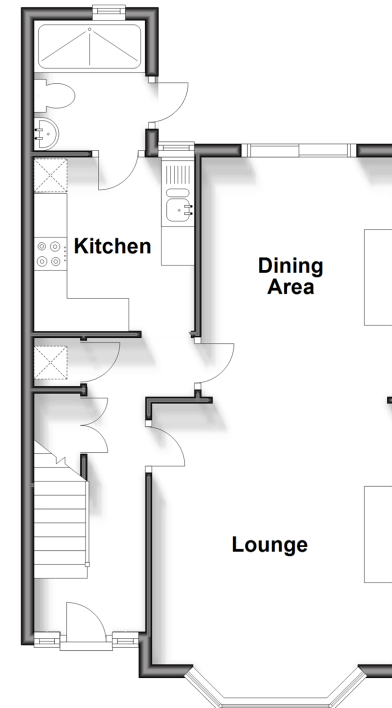
### OUTSIDE

Front Garden

Rear Garden

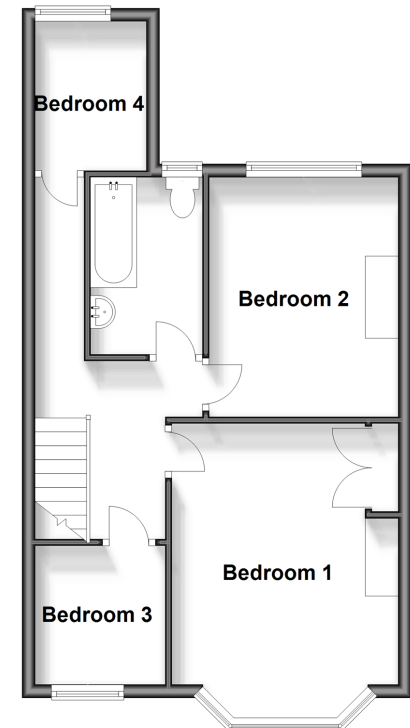
### Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



### First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



**Call Cliftonville - 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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



15111094/20240330/DM/VH