



OVER 60?

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

Price

£400,000

Freehold

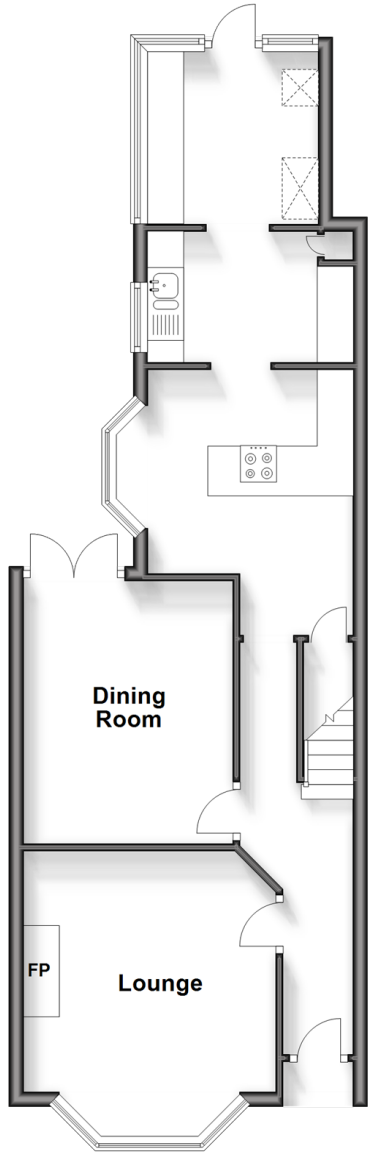
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**Sussex Avenue,
Margate, Kent, CT9**

Wards
Helping you move forwards

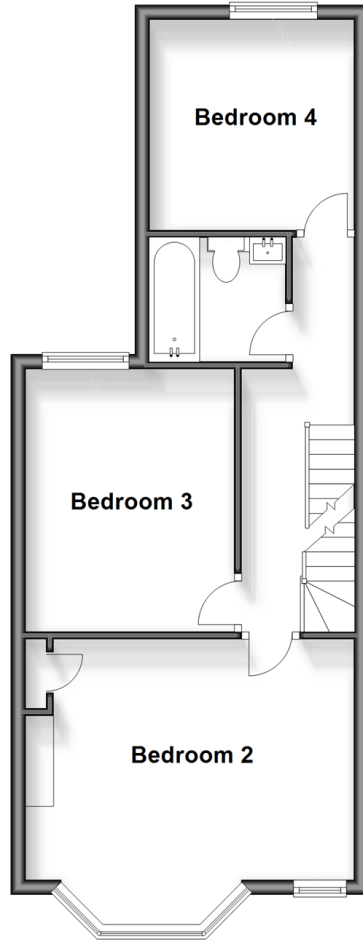
Split Level Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



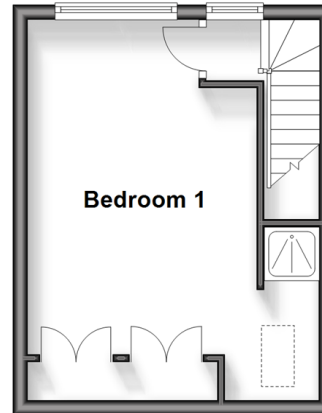
Split Level First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.4 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Hallway

Lounge: 12'11 x 11'5 (3.94m x 3.48m)

Dining Room: 11'9 x 9'6 (3.58m x 2.90m)

Kitchen: 12'0 x 11'0 (3.66m x 3.36m)

SPLIT LEVEL FIRST FLOOR

Landing

Bathroom : 6'0 x 5'7 (1.83m x 1.70m)

Bedroom 2: 15'2 x 12'10 (4.63m x 3.91m)

Bedroom 3: 11'9 x 9'6 (3.58m x 2.90m)

Bedroom 4: 9'4 x 9'3 (2.85m x 2.82m)

SECOND FLOOR

Landing

Bedroom 1: 15'2 x 12'10 (4.63m x 3.91m)

En-suite Shower Room

OUTSIDE

Front Garden

Rear Garden



Main features

- Victorian family house in good condition
- Separate dining room with doors opening out to garden and kitchen ideal for entertaining
- Loft conversion with shower en-suite
- Easy to maintain sunny secluded garden with handy rear access
- Walking distance to Margate old town, sandy beaches restaurants and shops



Nearest Schools

Primary Schools: Drapers Mills Primary 0.4 miles, Salmestone Primary 0.5 miles, Margate, Holy Trinity and St John's C of E Primary 0.7 miles
Secondary Schools: Laleham Gap School 0.9 miles, Hartsdown Technology College 1.1 miles



Transport Information

Train Stations: Margate 1.1 miles, Westgate-on-Sea 2.8 miles, Broadstairs 2.8 miles



Address

Sussex Avenue, Margate, Kent, CT9



Directions

For directions to this property please contact us.



Wards
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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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