



**Price**  
**£400,000**

**Freehold**

4x  1x  2x 

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

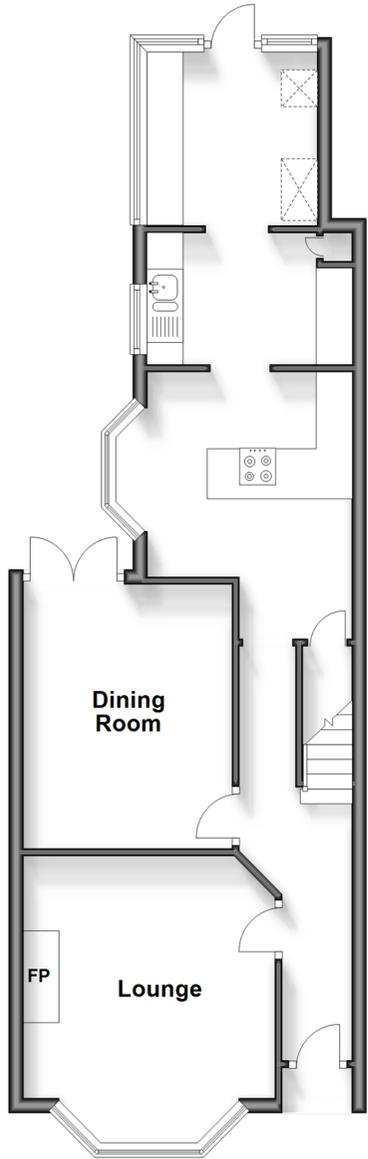
**OVER 60?**

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

*Wards*  
Helping you move forwards

### Split Level Ground Floor

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



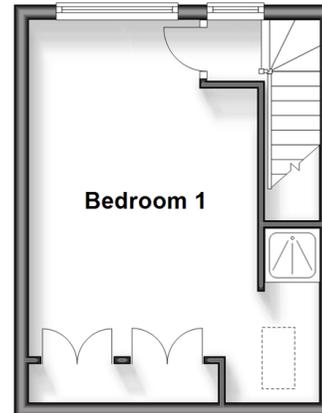
### Split Level First Floor

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**  
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.



15111102/20240201/DM/NF