



**OVER 60?**

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

**Price**  
**£350,000**

**Freehold**

2x  1x  1x 

**Reeves Yard, Hawley  
Street, Margate, Kent,  
CT9**

*Wards*  
Helping you move forwards





## Main features

- **Fantastic location**
- **Excellent condition throughout**
- **Secluded and peaceful garden**
- **Perfect first time purchase or a second home that you can get holiday letting income from**
- **Enjoy all the restaurants, eclectic selection of shops and Margate sand beaches all a short stroll away**

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Kitchen diner: 35'1 x 11'11  
(10.70m x 3.63m)

### FIRST FLOOR

Landing

Bedroom 1 being used as study: 15'0 x 12'0 (4.58m x 3.66m)

Bedroom 2: 14'9 x 12'0 (4.50m x 3.66m)

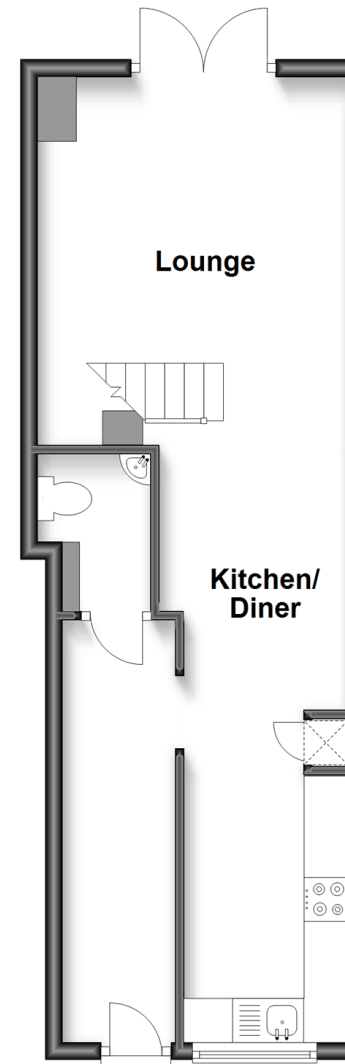
Bathroom

### OUTSIDE

Courtyard Garden

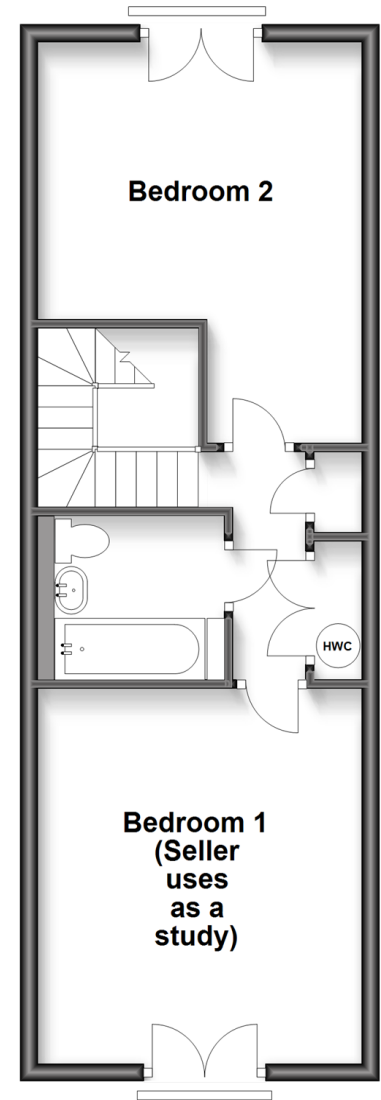
### Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.9 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.



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