



**OVER 60?**

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

**Price**

**£260,000**

**Leasehold**

2x  1x  2x 

**Second Floor,  
Canterbury Road,  
Westbrook, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards





## Main features

- Chain free second floor flat
- Uninterrupted stunning sea views
- Stones throw to Margate's sandy beaches and mainline train station
- Amazing holiday home potential
- Own entrance, communal courtyard garden

## Accommodation

### SPLIT LEVEL SECOND FLOOR

#### Entrance Hall

Kitchen: 12'0 x 9'0 (3.66m x 2.75m)

Bathroom: 6'0 x 4'1 (1.83m x 1.25m)

Bedroom 1: 14'0 x 12'0 (4.27m x 3.66m)

Bedroom 2: 11'0 x 6'0 (3.36m x 1.83m)

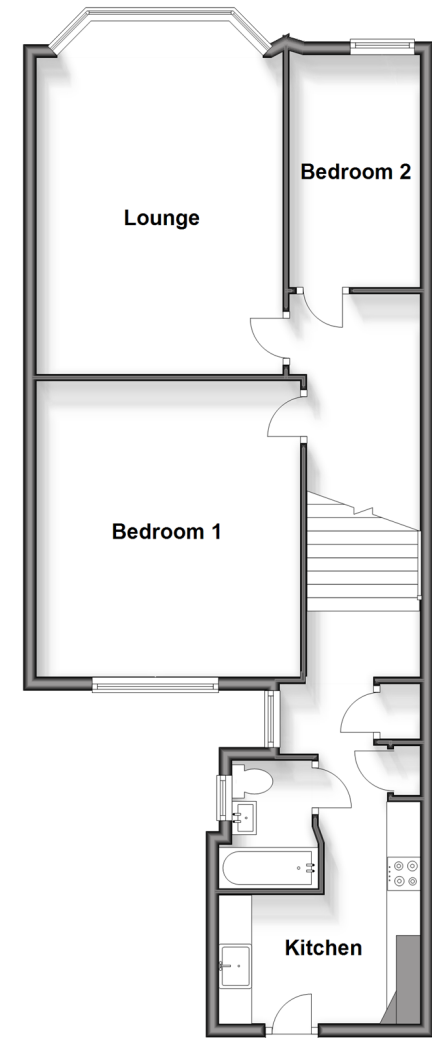
Lounge: 17'1 x 11'1 (5.21m x 3.38m)

### OUTSIDE

Communal Garden

### Split Level Second Floor

Approx. 69.6 sq. metres (748.8 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.



15111122/20240320/DM/NF