



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Devonshire Gardens,  
Margate, Kent, CT9**

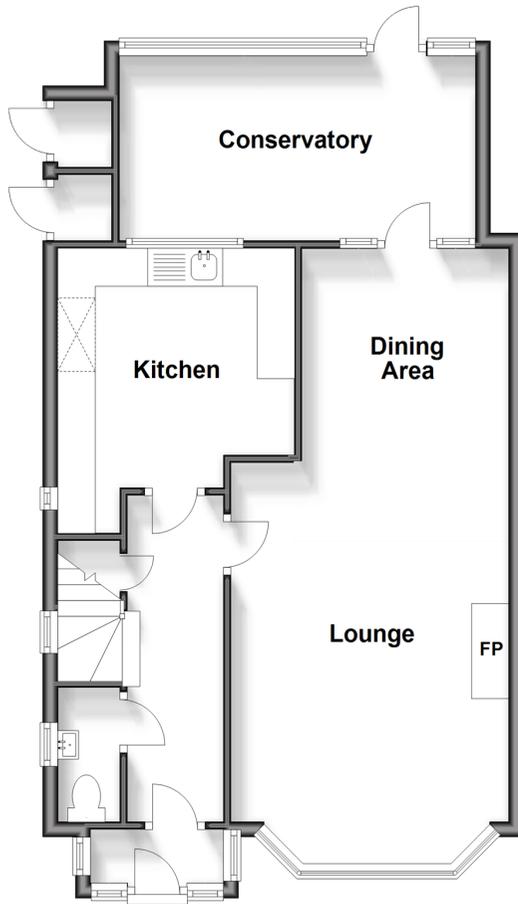
**OVER 60?**

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

*Wards*  
Helping you move forwards

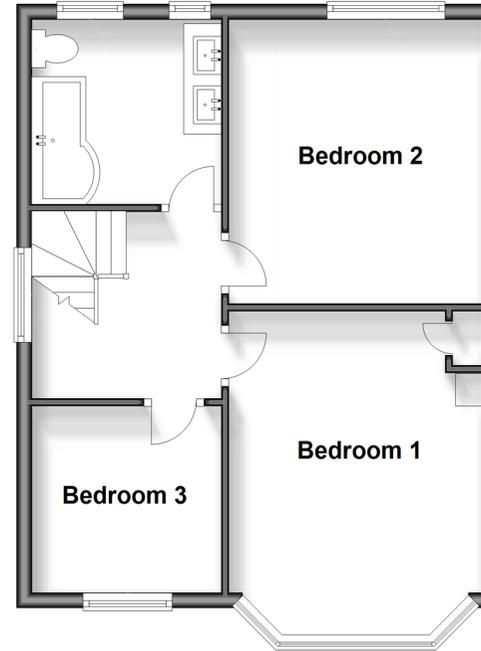
### Ground Floor

Approx. 61.1 sq. metres (657.2 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



### Outbuilding

Approx. 14.9 sq. metres (160.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Cloakroom

Lounge/Dining Area: 24'9 x 12'2 (7.55m x 3.71m)

Kitchen: 12'4 x 10'4 (3.76m x 3.15m)

Conservatory: 15'4 x 9'0 (4.68m x 2.75m)

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 11'4 (3.71m x 3.46m)

Bedroom 2: 13'11 x 11'4 (4.24m x 3.46m)

Bedroom 3: 8'1 x 8'0 (2.47m x 2.44m)

Bathroom : 8'1 x 8'1 (2.47m x 2.47m)

### OUTSIDE

Front Garden

Garage (seller uses as a gym)

Off Road Parking

Rear Garden



## Main features

- Amazing family house ready for you to move straight into
- Sought after location within walking distance to Margate sandy beaches, shops and schools
- Lounge/dining area ideal for entertaining friends and family when they come to visit
- Low maintenance sunny rear garden
- Off road parking
- Current owner is using the garage as a gym



### Nearest Schools

Primary Schools: Cliftonville Primary 0.3 miles, Palm Bay Primary 0.9 miles, Northdown Primary 0.9 miles

Secondary Schools: Laleham Gap School 0.5 miles, St Anthony's School 0.8 miles



### Transport Information

Train Stations: Margate 1.7 miles, Broadstairs 3.1 miles, Ramsgate 3.1 miles



### Address

Devonshire Gardens, 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.



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