



**OVER 60?**

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

**Price**

**£525,000**

**Freehold**

3x  1x  2x 

**Omer Avenue,  
Cliftonville, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards





## Main features

- Amazing family house in desirable "Avenues" location
- Blank canvas and off road parking
- Fantastic lounge ideal for entertaining friends
- Family kitchen/breakfast room
- Walking distance to shops, restaurants and Margate sandy beaches

## Accommodation

### GROUND FLOOR

Hallway

Kitchen/Breakfast Room: 18'3 x 9'11 (5.57m x 3.02m)

Lounge: 16'0 x 14'0 (4.88m x 4.27m)

Dining Area : 15'0 x 13'5 (4.58m x 4.09m)

Cloakroom

### FIRST FLOOR

Landing

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

Bedroom 3: 9'11 x 9'6 (3.02m x 2.90m)

Bedroom 2: 15'0 x 13'3 (4.58m x 4.04m)

Bathroom: 15'4 x 9'11 (4.68m x 3.02m)

### OUTSIDE

Front Garden

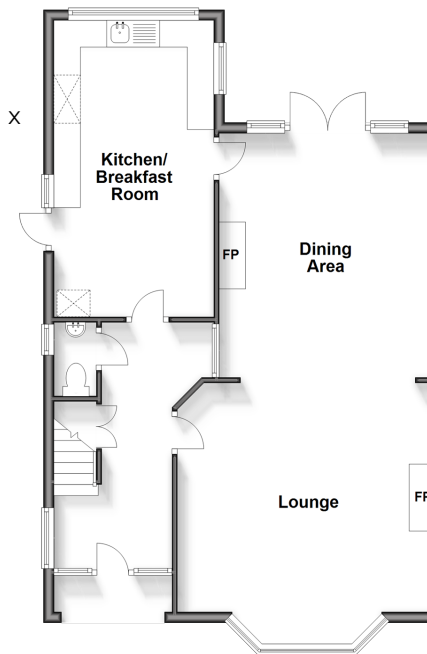
Garage

Off Road Parking

Rear Garden

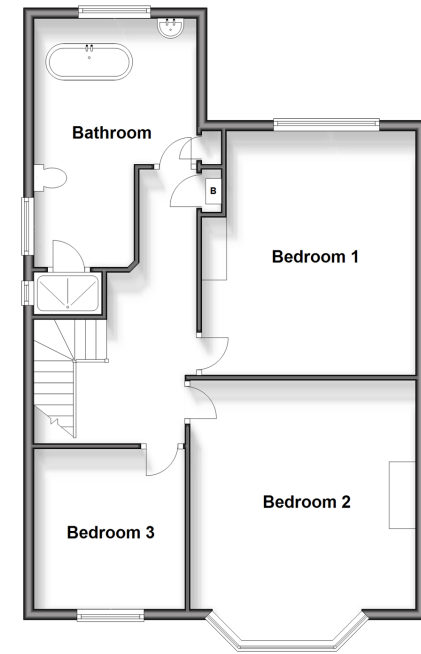
### Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



### First Floor

Approx. 71.5 sq. metres (769.7 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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