



Price
£650,000

Freehold

5x  2x  2x 

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

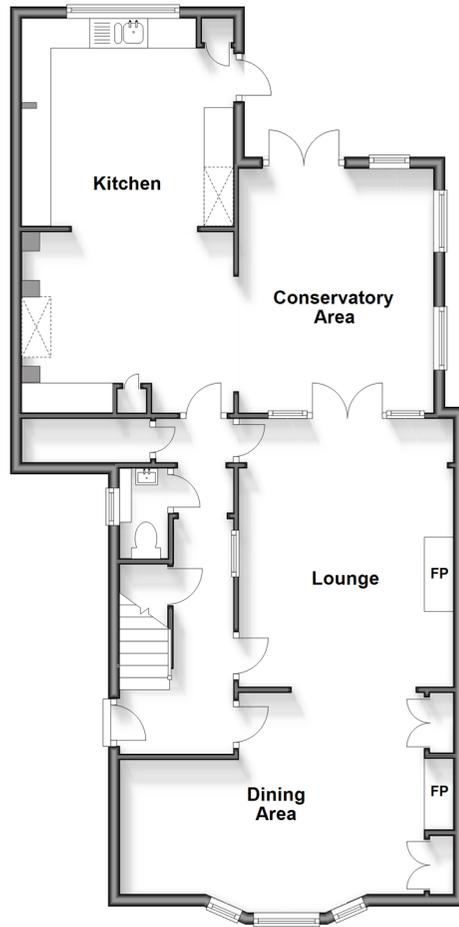
OVER 60?

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

Wards
Helping you move forwards

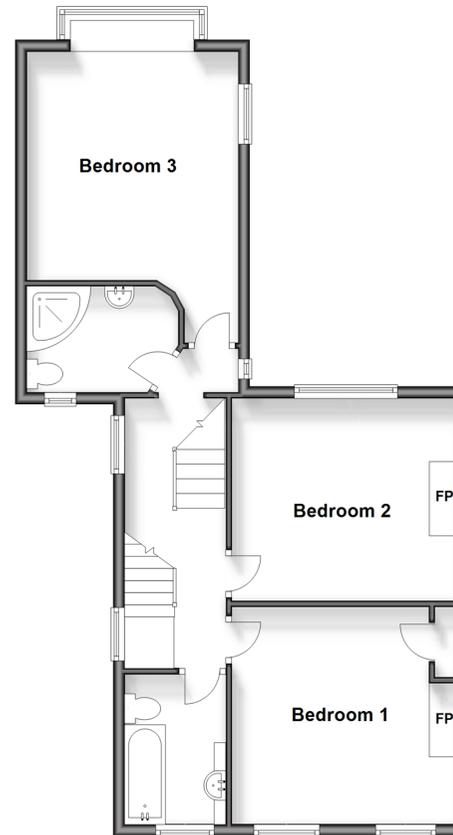
Split Level Ground Floor

Approx. 86.8 sq. metres (934.3 sq. feet)



Split Level First Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Second Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 19'2 x 12'1 (5.85m x 3.69m)
Dining Area: 17'8 x 11'1 (5.39m x 3.38m)
Kitchen: 22'5 x 10'2 (6.84m x 3.10m)
Conservatory Area: 13'8 x 11'3 (4.17m x 3.43m)

SPLIT LEVEL FIRST FLOOR

Landing
Bedroom 3: 13'1 x 11'1 (3.99m x 3.38m)
Bedroom 2: 12'6 x 11'5 (3.81m x 3.48m)
Bedroom 1: 11'6 x 11'2 (3.51m x 3.41m)
Bathroom
Shower Room

SECOND FLOOR

Landing
Bedroom 4: 12'3 x 9'2 (3.74m x 2.80m)
Bedroom 5: 12'4 x 11'6 (3.76m x 3.51m)
Storage: 7'9 x 4'8 (2.36m x 1.42m)

OUTSIDE

Front Garden
Off Road Parking
Rear Garden



Main features

- Period home in highly desirable location
- Extended kitchen and large conservatory area
- Off road parking perfect for being this central
- Masses of space allowing room for all the family and entertaining in style
- Lovely rear garden with mature planting and potential for your home office
- Walking distance to schools, shops and sandy beaches



Nearest Schools

Primary Schools: Cliftonville Primary 0.4 miles, Drapers Mills Primary 0.5 miles, Margate, Holy Trinity and St John's C of E Primary 0.5 miles

Secondary Schools: Laleham Gap School 0.4 miles, St



Transport Information

Train Stations: Margate 1.0 miles, Broadstairs 2.4 miles, Westgate-on-Sea 2.5 miles



Address

Cliftonville 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



- 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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