



**OVER 60?**

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

**Price**  
**£650,000**

**Freehold**

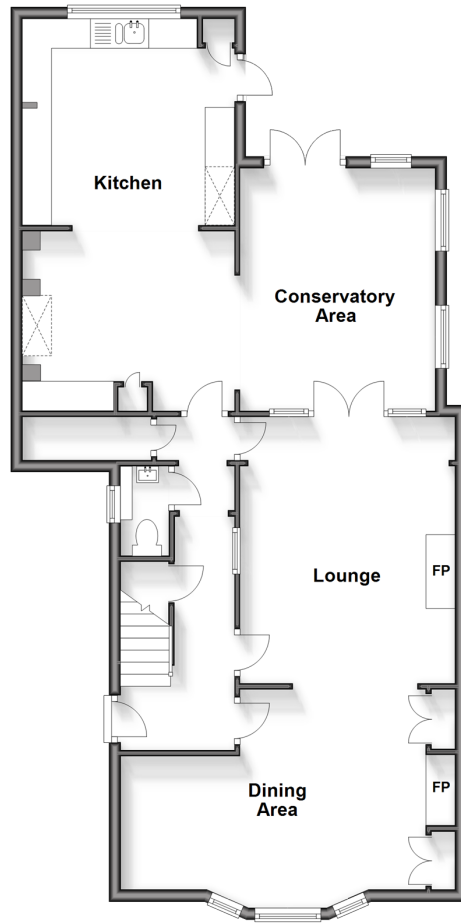
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**Cliftonville Avenue,  
Margate, Kent, CT9**

*Wards*  
Helping you move forwards

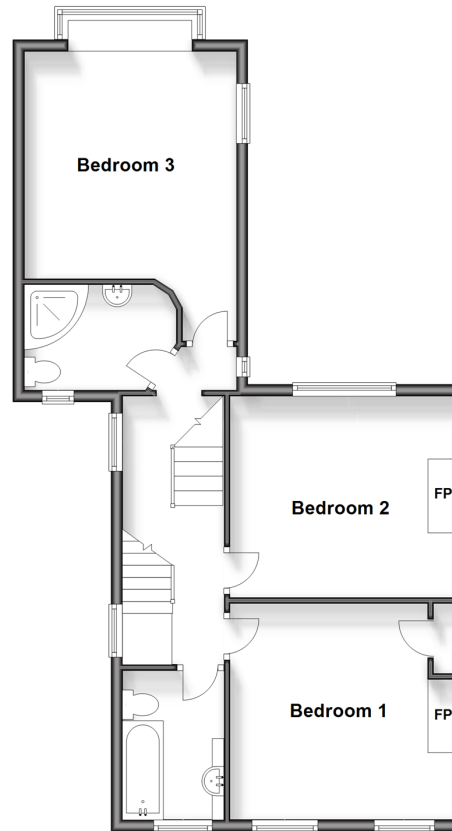
### Split Level Ground Floor

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



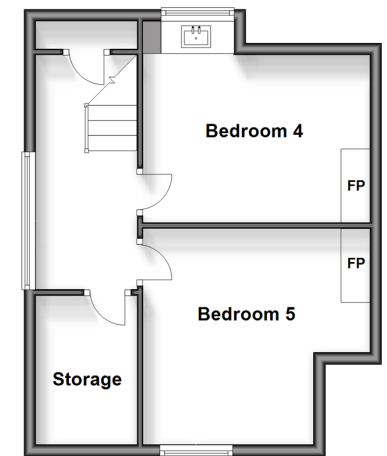
### Split Level First Floor

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)

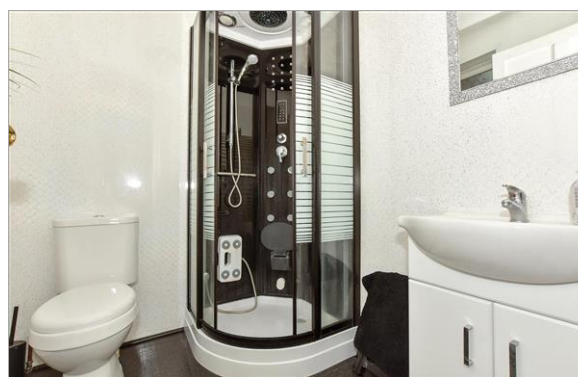
### OUTSIDE

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.





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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