



**Price**  
**£500,000**

**Freehold**

4x  1x  2x 

**Westbrook Avenue,  
Margate, Kent, CT9**

**OVER 60?**

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

**Wards**  
Helping you move forwards





## Main features

- **Stunning family home**
- **Large sunny aspect rear garden**
- **Spacious dining area, ideal for entertaining friends and family**
- **The wonderful summer house is a tranquil place to enjoy in the summer months**
- **Close to local amenities, bus routes and a short stroll to the beach**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 14'11 x 13'0 (4.55m x 3.97m)

Dining Area: 20'7 x 11'6 (6.28m x 3.51m)

Kitchen : 13'4 x 8'9 (4.07m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 1 : 15'1 x 10'3 (4.60m x 3.13m)

Bedroom 2 : 12'2 x 11'7 (3.71m x 3.53m)

Bedroom 3 : 12'1 x 9'0 (3.69m x 2.75m)

Bedroom 4 : 12'9 x 8'1 (3.89m x 2.47m)

Bathroom

### OUTSIDE

Garden to Front and Rear

Off Road Parking

Summer House

### OUTBUILDING

Garage

**Call Birchington - 01843 842551 ■ [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.

