



**Price**  
**£245,000**

**Leasehold**

2x 🏠 1x 🚶 1x 🚗

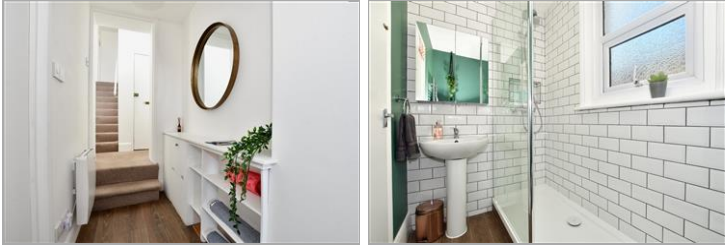
**Godwin Road,  
Cliftonville, Margate,  
Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Renovated to a high spec
- Chain free and vacant
- Under floor heating
- Sea views
- Suitable for an array of buyers
- Close to shops, restaurants and sea tidal pool

## Accommodation

### SPLIT LEVEL SECOND FLOOR

#### Hallway

Lounge: 17'6 x 12'3 (5.34m x 3.74m)

Bedroom 1: 13'3 x 12'0 (4.04m x 3.66m)

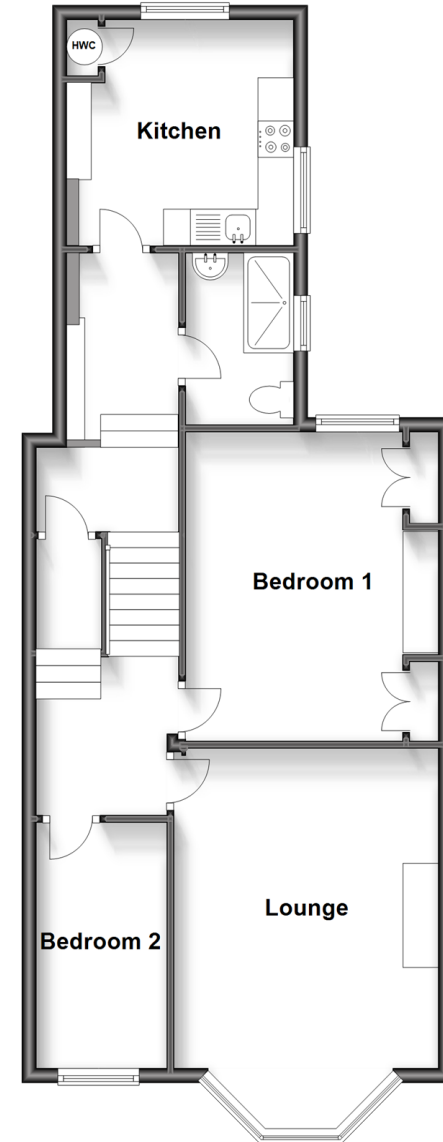
Bedroom 2: 10'11 x 6'0 (3.33m x 1.83m)

#### Shower Room

Kitchen: 14'6 x 9'0 (4.42m x 2.75m)

## Split Level Second Floor

Approx. 68.0 sq. metres (731.9 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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