



Guide Price
£600,000

Freehold

4x  3x  2x 

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

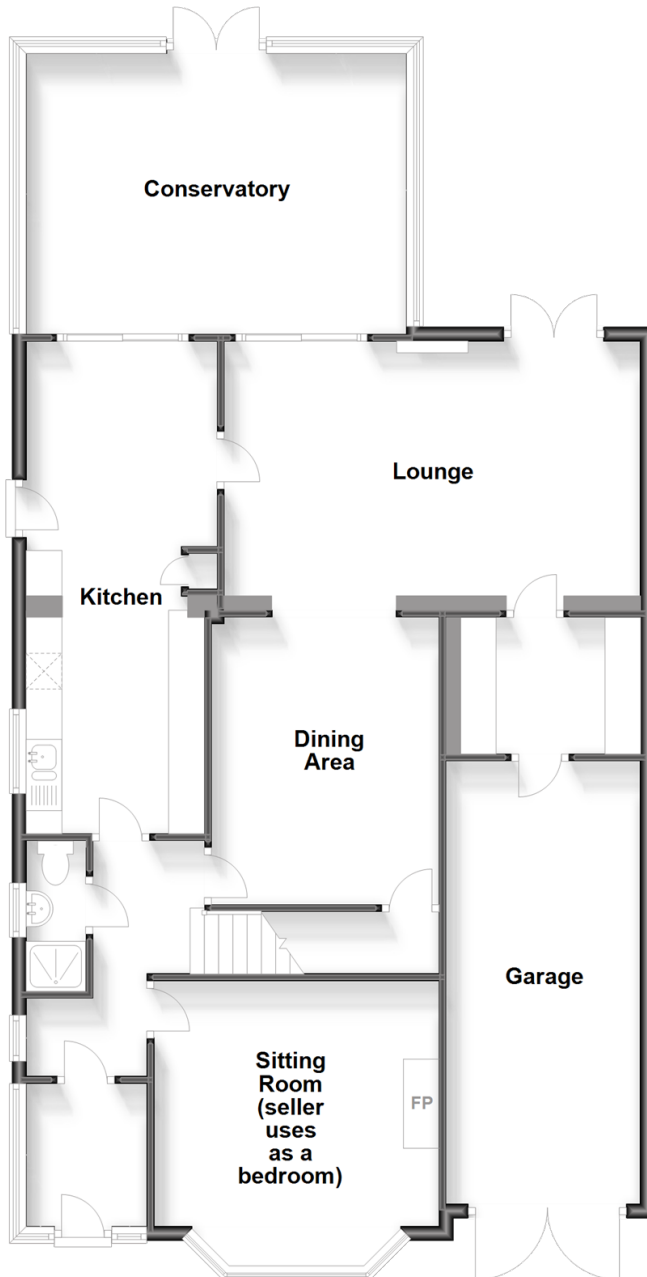
OVER 60?

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

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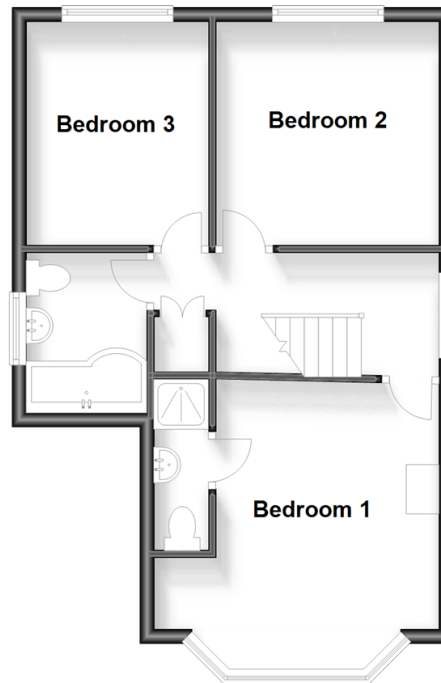
Ground Floor

Approx. 128.1 sq. metres (1378.4 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Sitting Room used as a bedroom: 14'3 x 14'1
(4.35m x 4.30m)

Shower room

Dining Area: 14'1 x 12'3 (4.30m x 3.74m)

Lounge: 19'0 x 12'0 (5.80m x 3.66m)

Study : 8'2 x 6'4 (2.49m x 1.93m)

Kitchen: 16'0 x 8'0 (4.88m x 2.44m)

Conservatory: 16'0 x 12'0 (4.88m x 3.66m)

FIRST FLOOR

Landing

Bedroom 1: 14'3 x 12'0 (4.35m x 3.66m)

En-suite Shower Room

Bedroom 2: 12'0 x 12'0 (3.66m x 3.66m)

Bedroom 3: 10'0 x 8'1 (3.05m x 2.47m)

Bathroom

OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden



Main features

- Fantastic family home with plenty of space
- Highly desirable Avenues location
- Just a short stroll to the beach
- Masses of space for the entire family
- The garden here is incredible
- Downstairs bedroom offers the perfect solution for a dependant relative



Nearest Schools

Primary Schools: Palm Bay Primary 0.4 miles, Cliftonville Primary 0.5 miles, Northdown Primary 1.0 miles

Secondary Schools: St Anthony's School 1.0 miles



Transport Information

Train Stations: Margate 2.2 miles, Broadstairs 3.0 miles, Ramsgate 3.3 miles



Address

Leicester Avenue, Cliftonville, Margate, Kent, CT9



Directions

For directions to this property please contact us.



Wards
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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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