



Guide Price
£600,000

Freehold

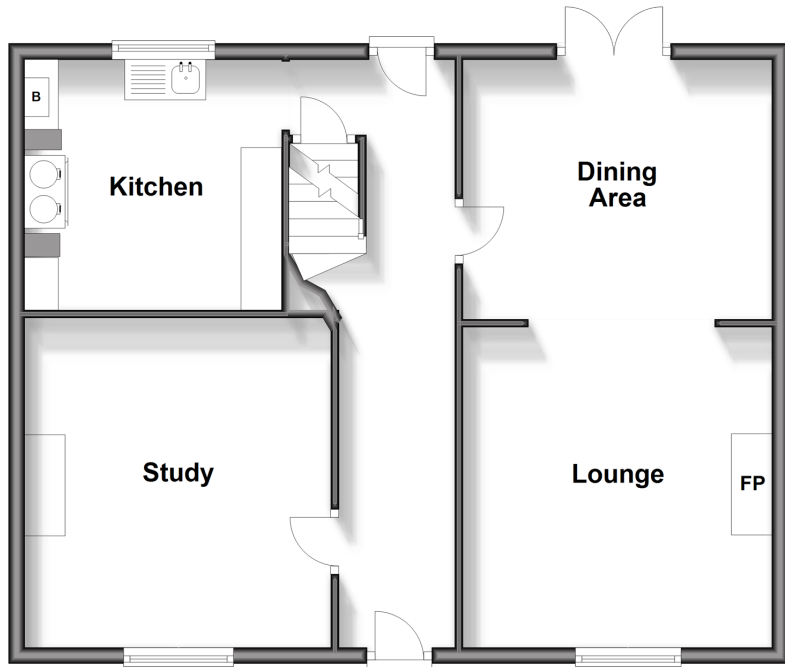
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**Rose Lodge, Dane Road,
Margate, Kent, CT9**

Wards
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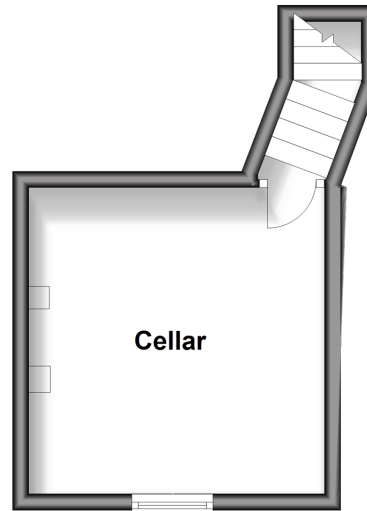
Ground Floor

Approx. 67.0 sq. metres (720.8 sq. feet)



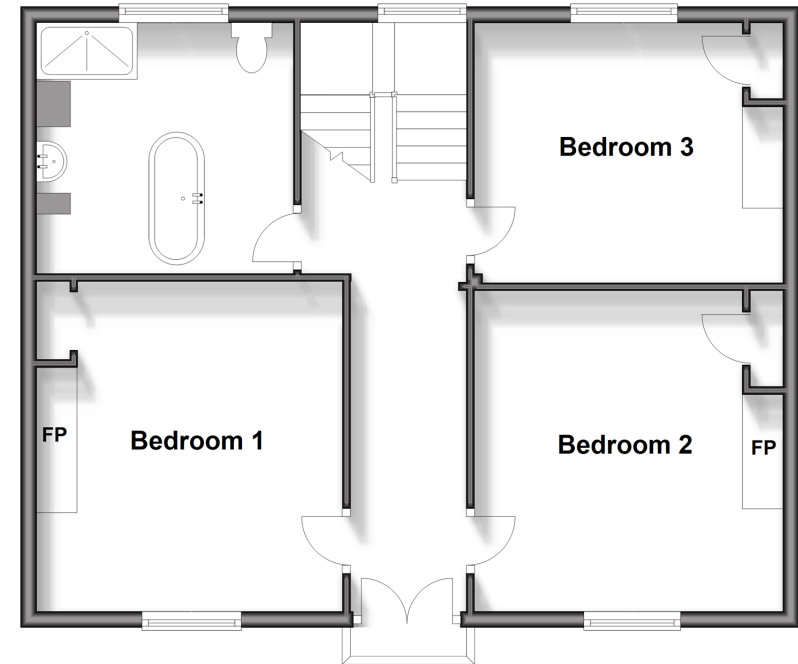
Basement

Approx. 15.5 sq. metres (167.0 sq. feet)



First Floor

Approx. 67.0 sq. metres (720.8 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 12'11 x 12'5 (3.94m x 3.79m)

Study: 13'6 x 12'4 (4.12m x 3.76m)

Dining Area: 11'3 x 10'6 (3.43m x 3.20m)

Kitchen: 11'5 x 10'4 (3.48m x 3.15m)

BASEMENT

Cellar

FIRST FLOOR

Landing

Bathroom: 11'1 x 10'2 (3.38m x 3.10m)

Bedroom 1: 13'5 x 12'10 (4.09m x 3.91m)

Bedroom 2: 13'0 x 12'9 (3.97m x 3.89m)

Bedroom 3: 12'9 x 10'7 (3.89m x 3.23m)

OUTSIDE

Front Garden

Rear Garden



Main features

- Character and period features throughout with high ceilings
- Steeped in local history
- Study to work from home
- Walking distance to Margate old town, restaurants and sandy beaches
- Easy to maintain garden
- Potential for off road parking



Nearest Schools

Primary Schools: Margate, Holy Trinity and St John's C of E Primary 0.7 miles, Salmestone Primary 0.8 miles, Cliftonville Primary 0.9 miles
Secondary Schools: Laleham Gap School 0.7 miles, St Anthony's School 1.2 miles



Transport Information

Train Stations: Margate 1.0 miles, Westgate-on-Sea 2.6 miles, Broadstairs 3.4 miles



Address

Rose Lodge, Dane Road, Margate, Kent, CT9



Directions

For directions to this property please contact us.



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- 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/fitings, planning, alterations and/or lease details

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING	CURRENT:	POTENTIAL:

15109895/20240306/NF/NF