



**Guide Price**  
**£525,000**

**Freehold**

3x  2x  1x 

**Clarence Avenue, Palm  
Bay, Margate, Kent, CT9**

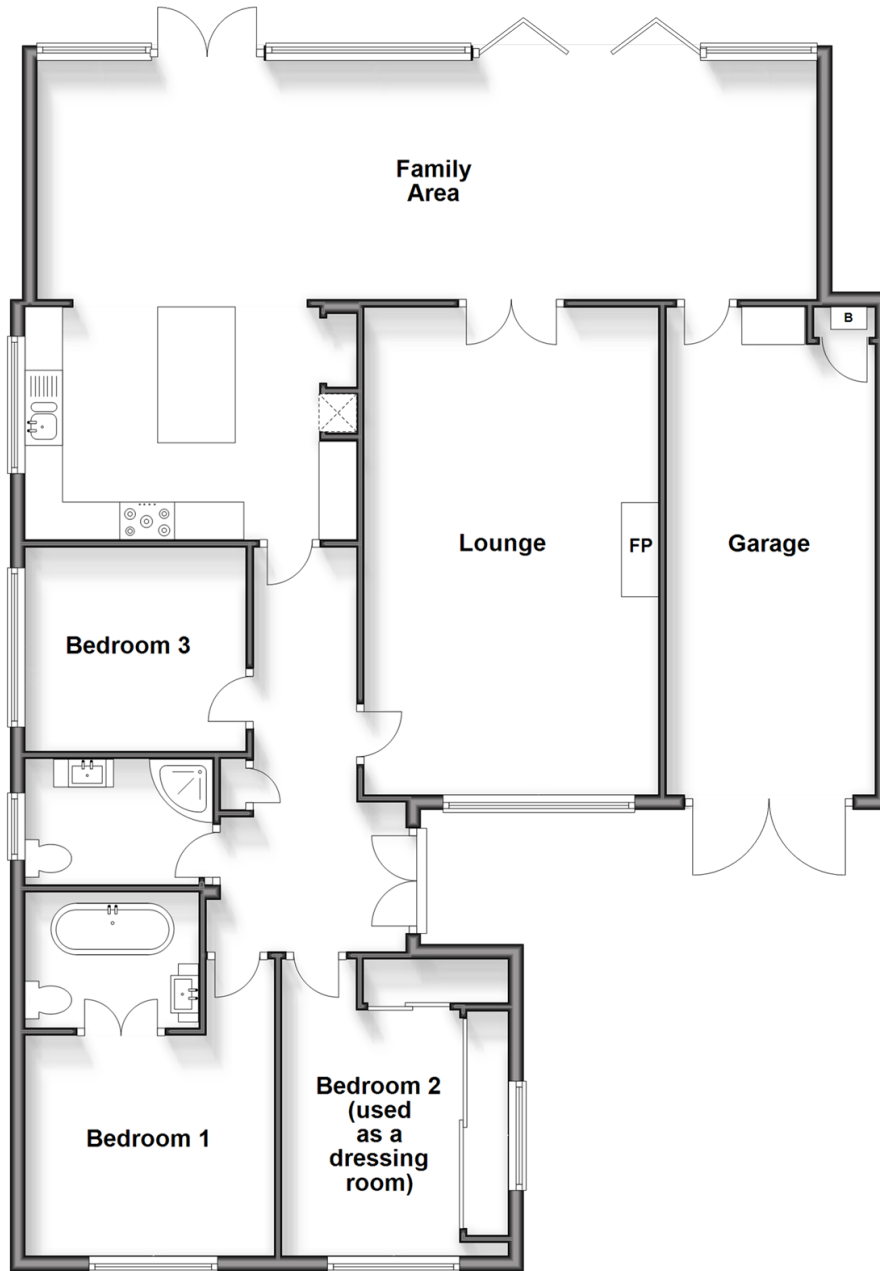
**OVER 60?**

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

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## Ground Floor

Approx. 144.0 sq. metres (1550.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 2/dressing room: 12'10 x 9'11  
(3.91m x 3.02m)

Bedroom 1: 10'11 x 9'8 (3.33m x 2.95m)

En-suite bathroom : 7'5 x 5'11 (2.26m x 1.80m)

Shower Room : 7'9 x 5'4 (2.36m x 1.63m)

Bedroom 3: 9'10 x 8'10 (3.00m x 2.69m)

Lounge: 21'3 x 12'10 (6.48m x 3.91m)

Kitchen: 14'11 x 9'11 (4.55m x 3.02m)

Family Area: 34'1 x 10'5 (10.40m x 3.18m)

### OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden



## Main features

- No onward chain
- "Movie style" en-suite bathroom to relax
- Plenty of space for when family and friends visit
- Immaculate throughout, ready for you to unpack and move straight into
- Highly desirable location
- Close to Margate sandy beaches, shops and restaurants



### Nearest Schools

Primary Schools: Cliftonville Primary 0.2 miles, Palm Bay Primary 0.3 miles, Northdown Primary 0.4 miles

Secondary Schools: Laleham Gap School 0.4 miles, St Anthony's School 0.4 miles



### Transport Information

Train Stations: Margate 2.6 miles, Broadstairs 2.7 miles, Dumpton Park 2.8 miles



### Address

Clarence Avenue, Palm Bay, Margate, Kent, CT9



### Directions

For directions to this property please contact us.



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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.



15111104/20240530/VH/VH