



**Guide Price**  
**£425,000**

**Freehold**

5x  1x  1x 

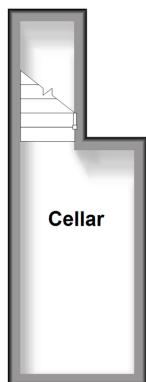
**Ramsgate Road,  
Margate, Kent, CT9**

**OVER 60?**

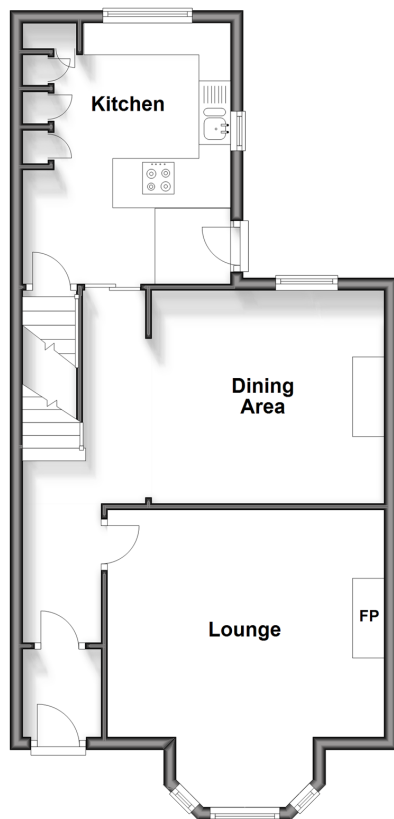
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

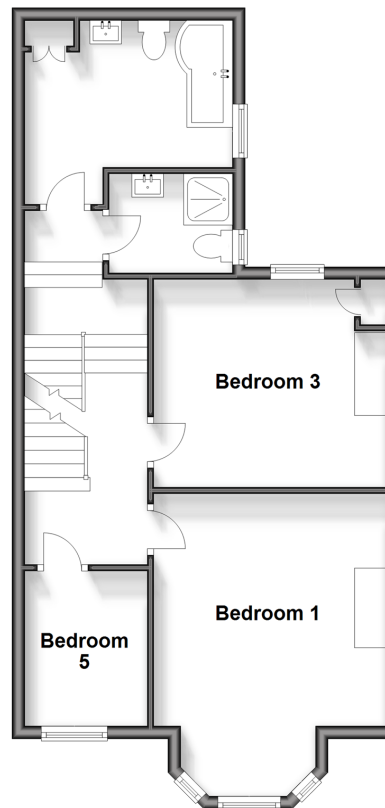
**Basement**  
Approx. 8.0 sq. metres (86.5 sq. feet)



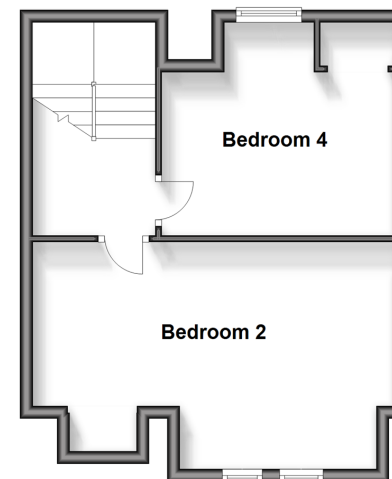
**Split Level Ground Floor**  
Approx. 56.2 sq. metres (604.5 sq. feet)



**Split Level First Floor**  
Approx. 55.7 sq. metres (599.2 sq. feet)



**Second Floor**  
Approx. 37.5 sq. metres (403.1 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Hallway  
Lounge: 14'4 x 11'3 (4.37m x 3.43m)  
Dining Area: 12'5 x 11'2 (3.79m x 3.41m)  
Kitchen: 13'9 x 10'7 (4.19m x 3.23m)

### BASEMENT

Cellar: 11'5 x 5'8 (3.48m x 1.73m)

### SPLIT LEVEL FIRST FLOOR

Landing  
Bedroom 5: 7'9 x 5'8 (2.36m x 1.73m)  
Bedroom 1: 12'2 x 11'3 (3.71m x 3.43m)  
Bedroom 3: 12'3 x 11'0 (3.74m x 3.36m)  
Shower Room : 6'3 x 5'1 (1.91m x 1.55m)  
Bathroom : 10'6 x 7'2 (3.20m x 2.19m)

### SECOND FLOOR

Landing  
Bedroom 4: 12'3 x 11'0 (3.74m x 3.36m)  
Bedroom 2: 17'7 x 11'4 (5.36m x 3.46m)

### OUTSIDE

Front Garden  
Rear Garden  
Off Road Parking at rear



## Main features

- Period property with high ceilings
- Low maintenance garden to sit and relax
- Immaculate throughout and ready for you to move in and enjoy your new home
- Off road parking to the rear
- Large cellar
- Close to shops, mainline train station and sandy beaches



### Nearest Schools

Primary Schools: Salmestone Primary 0.2 miles, Margate, Holy Trinity and St John's C of E Primary 0.5 miles, St Gregory's Catholic Primary, Margate 0.5 miles

Secondary Schools: Hartsdown Technology College 0.8



### Transport Information

Train Stations: Margate 0.9 miles, Westgate-on-Sea 2.4 miles, Broadstairs 3.0 miles



### Address

Ramsgate Road, Margate, Kent, CT9



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

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.



15111228/20240522/NF/NF