



**Price**  
**£220,000**

**Freehold**

2x  3x  2x 

**Clifton Street, Margate,  
Kent, CT9**

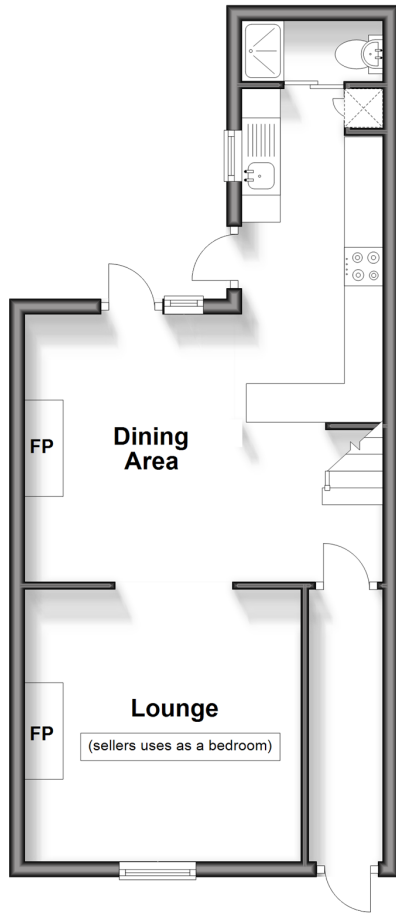
**OVER 60?**

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

*Wards*  
Helping you move forwards

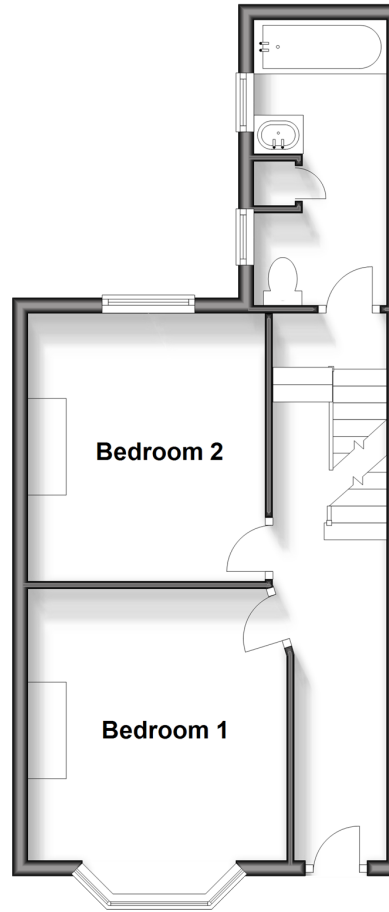
### Lower Ground Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



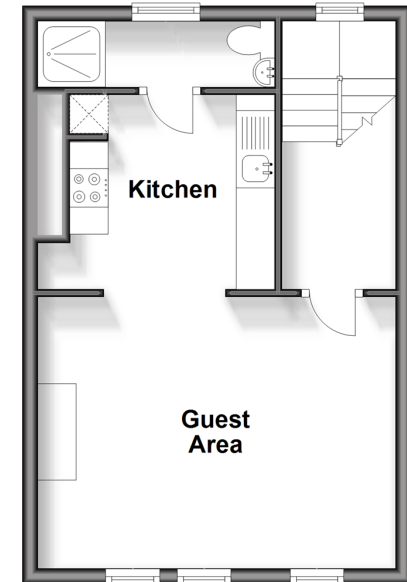
### Split Level Ground Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



## Accommodation

### LOWER GROUND FLOOR

Hallway

Lounge (being used as bedroom): 11'8 x 11'3 (3.56m x 3.43m)

Dining Area : 15'3 x 11'6 (4.65m x 3.51m)

Kitchen 1: 9'5 x 5'11 (2.87m x 1.80m)

Shower Room 1

### SPLIT LEVEL GROUND FLOOR

Landing

Bedroom 1: 13'0 x 10'0 (3.97m x 3.05m)

Bedroom 2: 11'5 x 9'11 (3.48m x 3.02m)

Bathroom : 11'7 x 5'8 (3.53m x 1.73m)

### FIRST FLOOR

Landing

Guest Area: 15'3 x 11'6 (4.65m x 3.51m)

Kitchen: 8'10 x 8'0 (2.69m x 2.44m)

Shower Room

### OUTSIDE

Courtyard Garden





## Main features

- Amazing investment opportunity
- You can make this your dream home and convert back to a four bedroom house
- Plenty of space for everyone when they come to visit
- Cash buyers advised as there are currently two working kitchens
- Walking distance to shops, restaurants and sandy beaches



### Nearest Schools

Primary Schools: Margate, Holy Trinity and St John's C of E Primary 0.7 miles, Salmestone Primary 0.9 miles, Northdown Primary 1.0 miles

Secondary Schools: Laleham Gap School 0.9 miles, St



### Transport Information

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



### Address

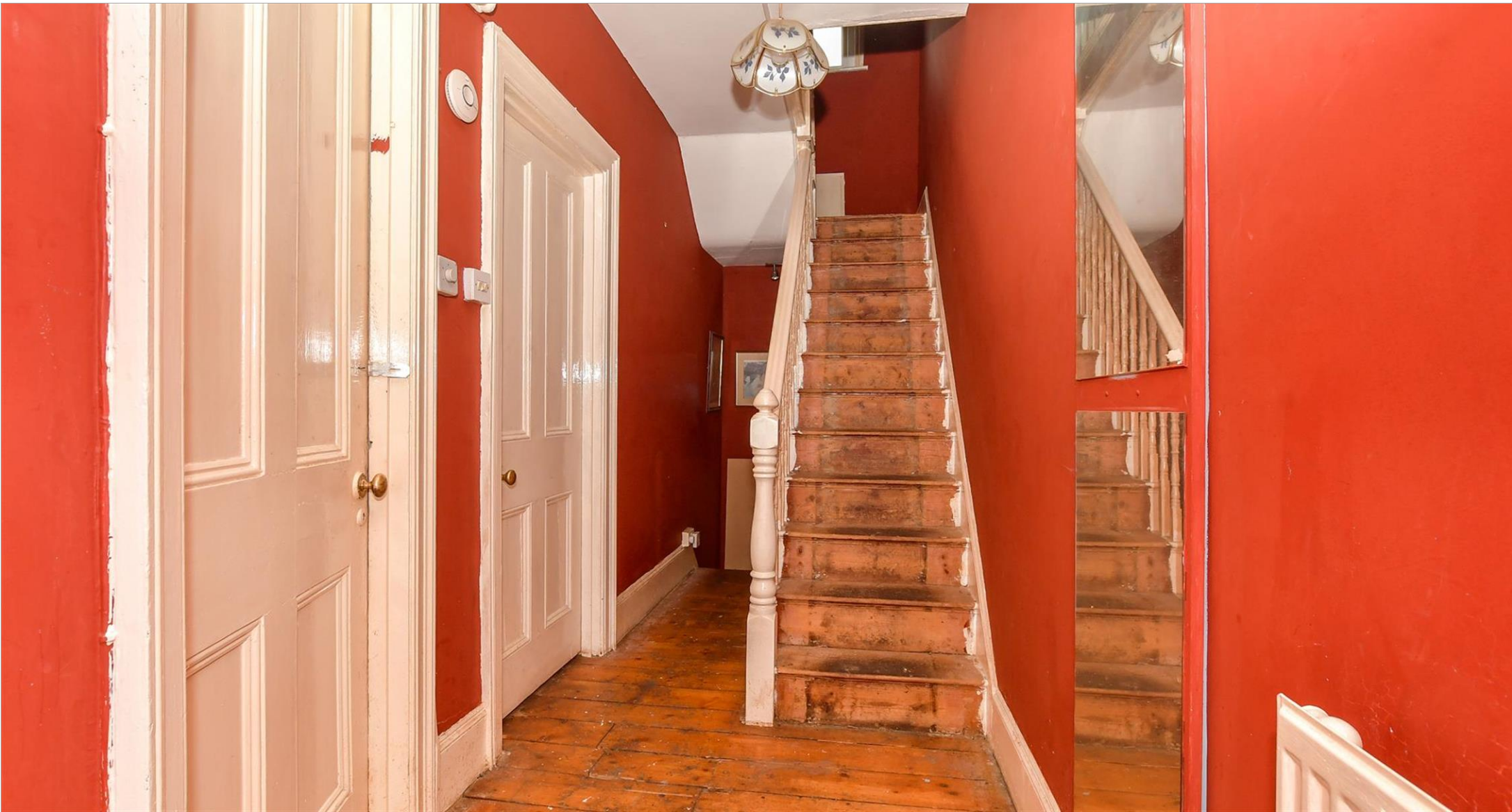
Clifton Street, Margate, Kent, CT9



### 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.



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