



**Guide Price**  
**£500,000**

**Freehold**

2x  1x  1x 

**Princes Gardens,  
Margate, Kent, CT9**

*Wards*  
Helping you move forwards



## Main features

- No onward chain complications
- Highly desirable location
- Plenty of space for entertaining
- With a little change in the configuration this could be 3 bedrooms
- Friends and family are going to love visiting and enjoying the sunny rear garden with you

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 23'8 x 11'9 (7.22m x 3.58m)

Kitchen: 12'9 x 9'8 (3.89m x 2.95m)

Dining Area: 8'9 x 7'8 (2.67m x 2.34m)

Garden Room : 15'2 x 11'9 (4.63m x 3.58m)

Shower Room

Bedroom 1: 12'9 x 12'4 (3.89m x 3.76m)

Bedroom 2: 10'9 x 8'8 (3.28m x 2.64m)

### OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden

**Ground Floor**  
Approx. 118.0 sq. metres (1270.5 sq. feet)



**Call Cliftonville - 01843 227447 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- 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/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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