



**Price**  
**£550,000**

**Freehold**

4x  1x  2x 

**All Saints Avenue,  
Margate, Kent, CT9**

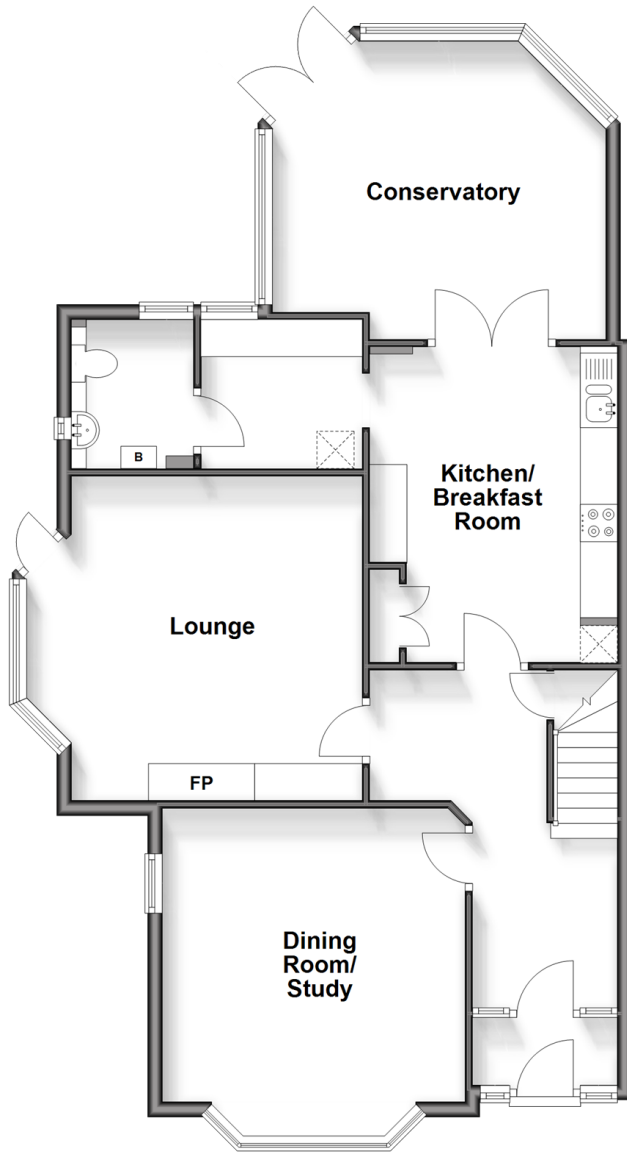
**OVER 60?**

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

*Wards*  
Helping you move forwards

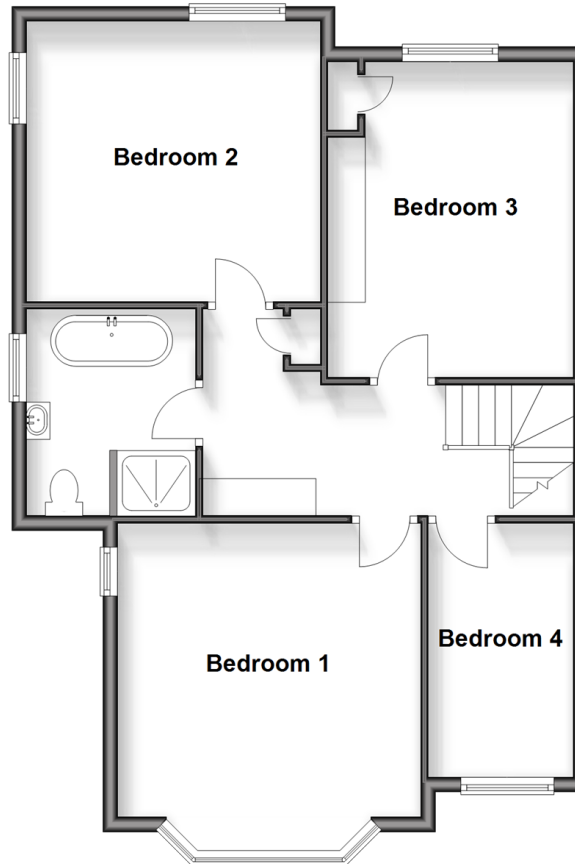
### Ground Floor

Approx. 88.9 sq. metres (956.8 sq. feet)



### First Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Dining Room/Study: 15'4 x 13'4 (4.68m x 4.07m)

Lounge: 15'9 x 14'7 (4.80m x 4.45m)

Kitchen/Breakfast Room: 14'7 x 10'4 (4.45m x 3.15m)

Conservatory: 14'5 x 13'1 (4.40m x 3.99m)

Utility Room

Cloakroom

### FIRST FLOOR

Landing

Bathroom : 8'7 x 7'5 (2.62m x 2.26m)

Bedroom 1: 15'4 x 13'1 (4.68m x 3.99m)

Bedroom 2: 12'8 x 12'3 (3.86m x 3.74m)

Bedroom 3: 13'8 x 10'8 (4.17m x 3.25m)

Bedroom 4: 11'0 x 6'4 (3.36m x 1.93m)

### OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden





## Main features

- Fantastic family house situated on a corner plot in a great location, off road parking and garage
- Kitchen/Breakfast room and conservatory ideal for entertaining friends and family
- Spacious throughout and ready for you to move straight in and enjoy your new home
- Dining room currently being used as a study ideal if you work from home
- Close to schools and bus routes



### Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.6 miles, St Gregory's Catholic Primary, Margate 0.9 miles, Salmestone Primary 1.2 miles

Secondary Schools: Hartsdown Technology College 0.4



### Transport Information

Train Stations: Margate 0.7 miles, Westgate-on-Sea 1.4 miles, Birchington-On-Sea 3.0 miles



### Address

All Saints Avenue, Margate, Kent, CT9



### Directions

For directions to this property please contact us.





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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