



**Price**  
**£500,000**

**Freehold**

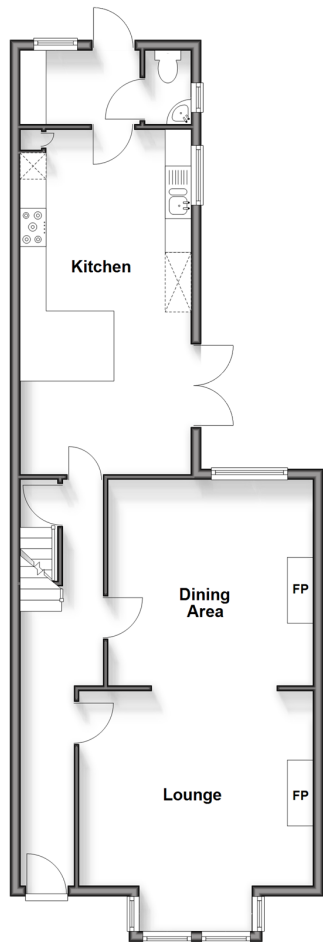
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**Approach Road,  
Margate, Kent, CT9**

*Wards*  
Helping you move forwards

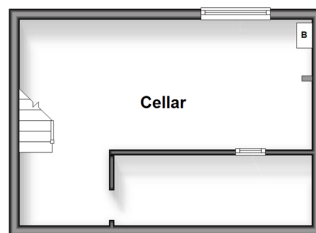
### Split Level Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



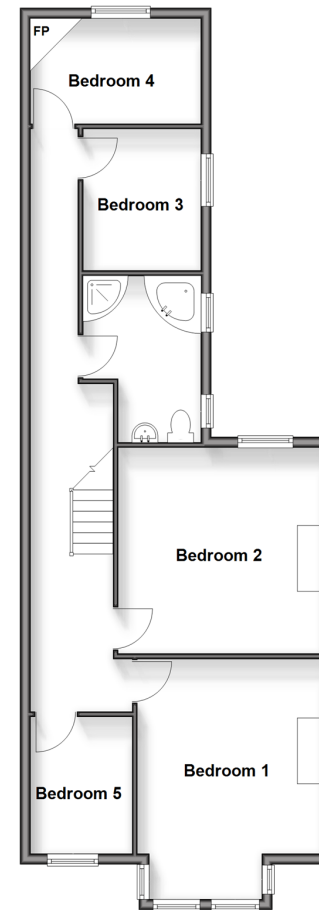
### Basement

Approx. 22.1 sq. metres (237.9 sq. feet)



### Split Level First Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

- Entrance Hallway
- Lounge: 15'5 x 14'6 into bay (4.70m x 4.42m)
- Dining Area: 13'4 x 12'9 (4.07m x 3.89m)
- Kitchen: 21'5 x 10'7 (6.53m x 3.23m)
- Utility Room
- Cloakroom

### BASEMENT

- Cellar: 18'8 x 7'9 (5.69m x 2.36m)

### SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 1: 15'4 x 11'2 (4.68m x 3.41m)
- Bedroom 2: 13'0 x 12'8 (3.97m x 3.86m)
- Bedroom 3: 10'7 x 7'4 (3.23m x 2.24m)
- Bedroom 4: 8'5 x 7'8 (2.57m x 2.34m)
- Bedroom 5: 8'4 x 6'9 (2.54m x 2.06m)
- Bathroom

### OUTSIDE

- Front Garden
- Off Road Parking
- Rear Garden



## Main features

- Stunning period home oozing with character
- Off road parking
- Sunny and secluded rear garden
- The Victorian decorative panelling to dado height in hallway and landing is superb
- Masses of space for everyone makes this a perfect home for a growing family
- Walking distance to local Park, schools, restaurants and shops



### Nearest Schools

Primary Schools: Cliftonville Primary 0.4 miles, Drapers Mills Primary 0.4 miles, Northdown Primary 0.5 miles  
Secondary Schools: Laleham Gap School 0.2 miles, St Anthony's School 0.4 miles.  
Further Education: Hartsdown Technology College 1.2



### Transport Information

Train Stations: Margate 1.1 miles, Broadstairs 2.2 miles, Westgate-on-Sea 2.6 miles



### Address

Approach 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



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