



**Price**  
**£500,000**

**Freehold**

4x  2x  1x 

**Dane Road, Margate,  
Kent, CT9**

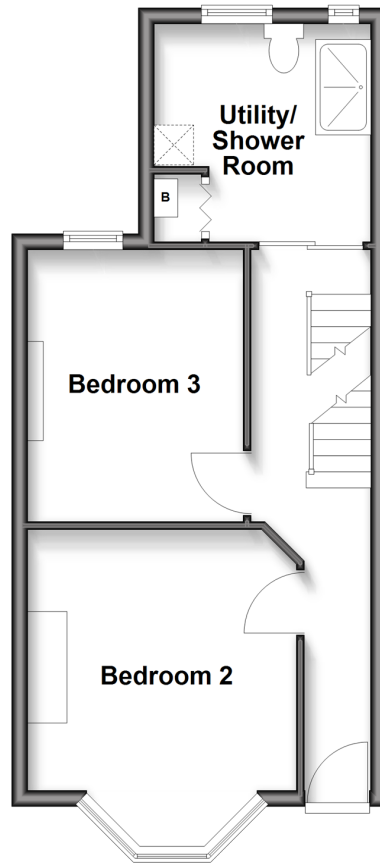
**OVER 60?**

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

*Wards*  
Helping you move forwards

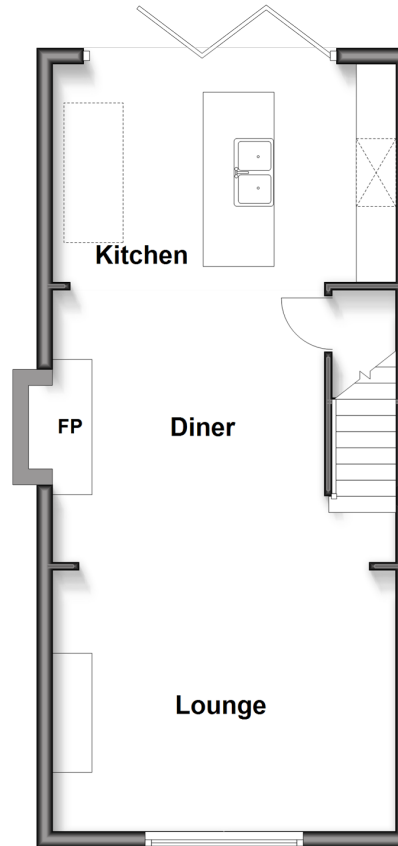
### Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



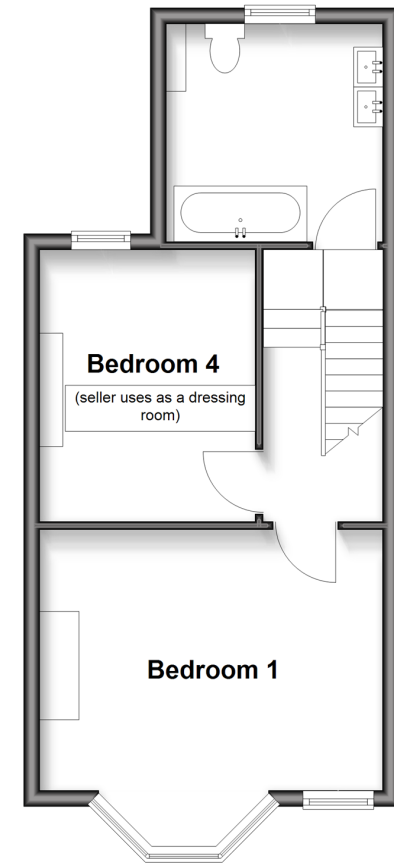
### Lower Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



### Split Level First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Bedroom 2: 13'4 x 11'1 (4.07m x 3.38m)

Bedroom 3: 11'2 x 9'1 (3.41m x 2.77m)

Utility/Shower Room : 9'0 x 8'4 (2.75m x 2.54m)

### LOWER GROUND FLOOR

Lounge/Diner: 21'7 x 14'2 (6.58m x 4.32m)

Kitchen: 13'8 x 8'10 (4.17m x 2.69m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 4 (dressing room): 13'5 x 8'1 (4.09m x 2.47m)

Bedroom 1: 14'6 x 10'6 (4.42m x 3.20m)

Bathroom : 9'2 x 9'0 (2.80m x 2.75m)

### OUTSIDE

Front Garden

Rear Garden





## Main features

- Well presented throughout and ready for you to move straight into
- Spread over three floors
- Bi-fold doors opening out to sunny rear garden from the kitchen ideal for entertaining
- Amazing bathroom to relax in at the end of the day
- Walking distance to park and Margate sandy beaches, restaurants and shops



### Nearest Schools

Primary Schools: Salmestone Primary 0.8 miles, Margate, Holy Trinity and St John's C of E Primary 0.8 miles, Cliftonville Primary 0.9 miles  
Secondary Schools: Laleham Gap School 0.7 miles, St Anthony's School 1.1 miles



### Transport Information

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



### Address

Dane 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.



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