



Price
£525,000

Freehold

3x  1x  2x 

**Leicester Avenue,
Cliftonville, Margate,
Kent, CT9**

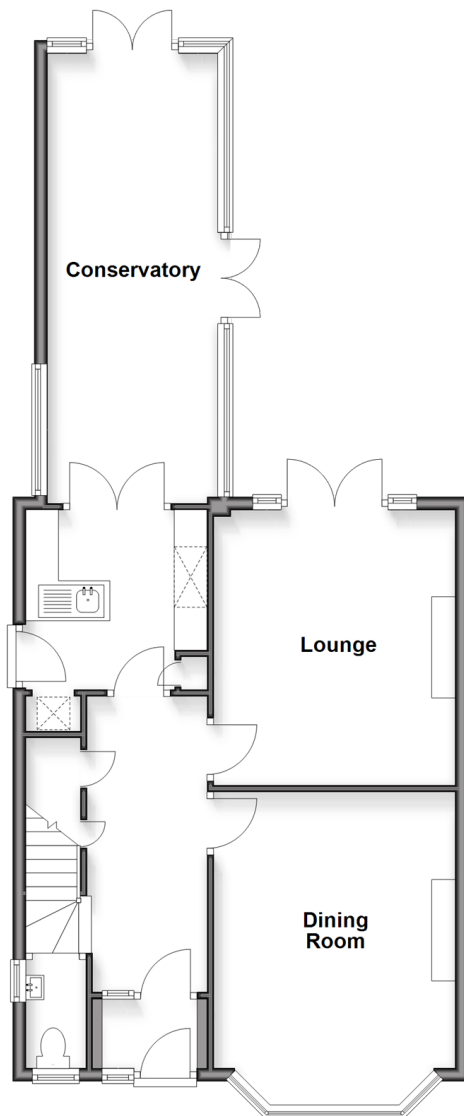
OVER 60?

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

Wards
Helping you move forwards

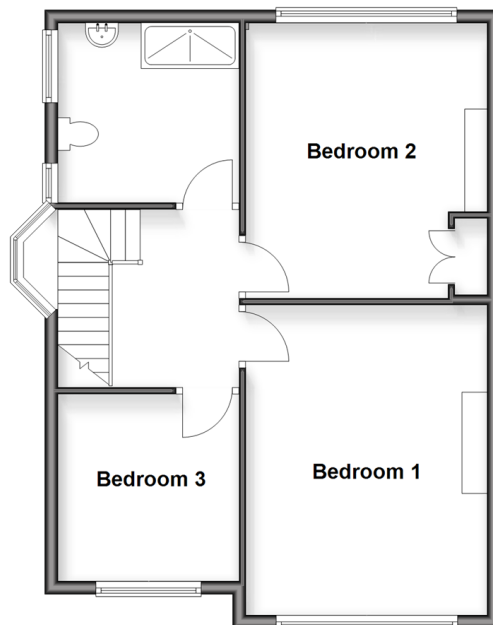
Ground Floor

Approx. 75.0 sq. metres (807.0 sq. feet)



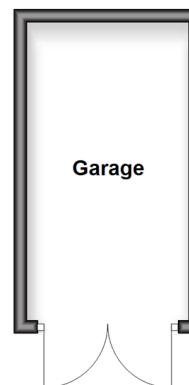
First Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



Outbuilding

Approx. 11.3 sq. metres (121.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Cloakroom

kitchen: 9'4 x 9'0 (2.85m x 2.75m)

Conservatory

Lounge: 14'6 x 12'1 (4.42m x 3.69m)

Dining Room : 16'2 x 12'1 (4.93m x 3.69m)

FIRST FLOOR

Landing

Shower Room: 9'1 x 9'1 (2.77m x 2.77m)

Bedroom 1: 16'4 x 12'1 (4.98m x 3.69m)

Bedroom 2: 13'9 x 12'1 (4.19m x 3.69m)

Bedroom 3/Study: 9'2 x 8'11 (2.80m x 2.72m)

OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden



Main features

- Sought after "Avenues" location
- Amazing house ready for you to unpack and move straight into
- Conservatory overlooking beautiful established sunny rear garden
- Separate lounge
- Garage and off road parking
- Walking distance to shops, restaurants, schools and sandy beaches



Nearest Schools

Primary Schools: Cliftonville Primary 0.2 miles, Palm Bay Primary 0.3 miles, Northdown Primary 0.4 miles
Secondary Schools: St George's C of E Foundation School 1.7 miles, Dane Court Grammar School 1.8 miles, Hartsdown 1.8 miles



Transport Information

Train Stations: Margate 1.7 miles, Broadstairs 2.0 miles, Dumpton Park 2.8 miles



Address

Leicester Avenue, Cliftonville, 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



- 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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