



Guide Price
£395,000

Freehold

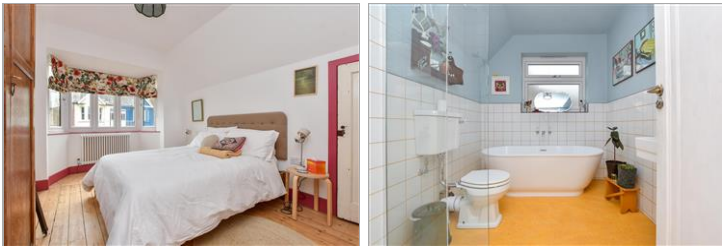
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**Lyndhurst Avenue,
Cliftonville, Margate,
Kent, CT9**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Unique character home**
- **Kitchen/diner ideal for entertaining with doors opening out to low maintenance rear garden**
- **Study, ideal for working from home or could be used as a additional bedroom**
- **Beautiful bathroom to sit and relax at the end of the day**

Accommodation

GROUND FLOOR

Hallway

Lounge: 12'7 x 10'6 (3.84m x 3.20m)

Study: 10'10 x 8'10 (3.30m x 2.69m)

Kitchen/Diner: 15'4 x 12'4 (4.68m x 3.76m)

Separate Toilet

FIRST FLOOR

Landing

Bedroom 1: 15'11 x 12'6 (4.85m x 3.81m)

Bathroom : 8'6 x 6'11 (2.59m x 2.11m)

Bedroom 2: 12'11 x 9'6 (3.94m x 2.90m)

OUTSIDE

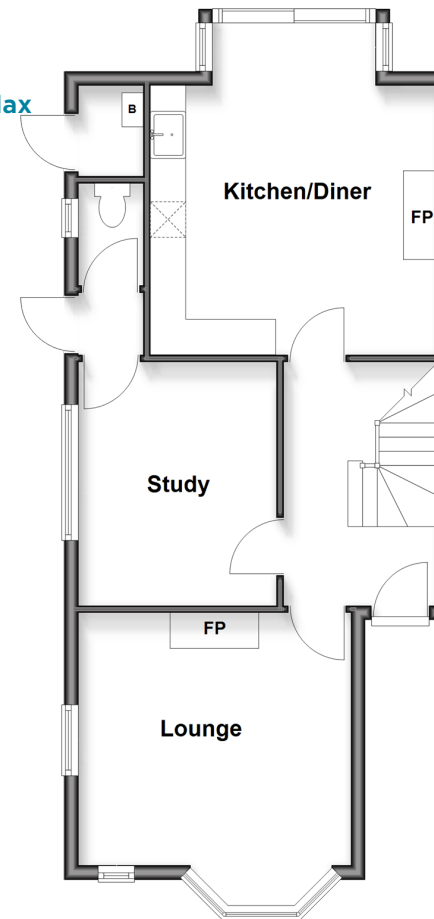
Front Garden

Off Road Parking

Rear Garden

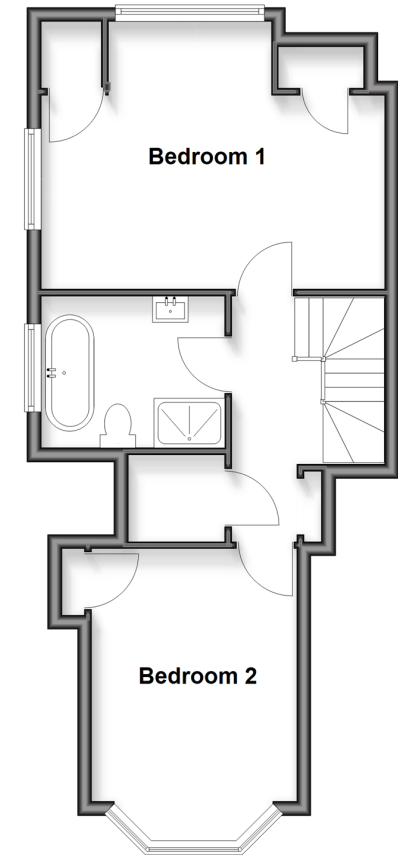
Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Call Cliftonville - 01843 227447 ■ wardsofkent.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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