



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£400,000**

**Freehold**

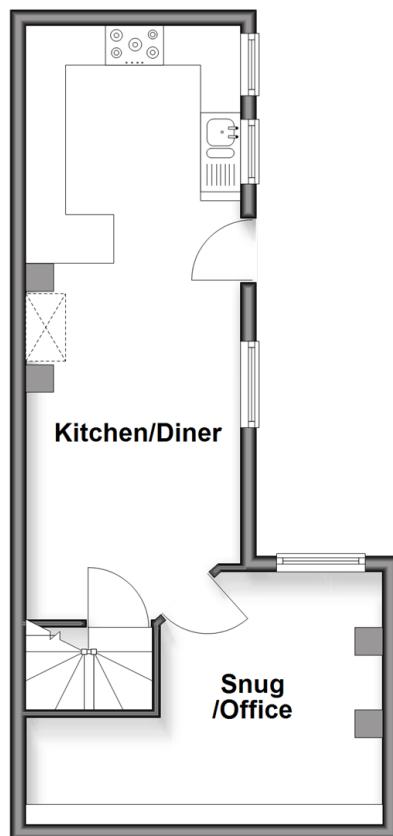
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**Dane Hill Row, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards

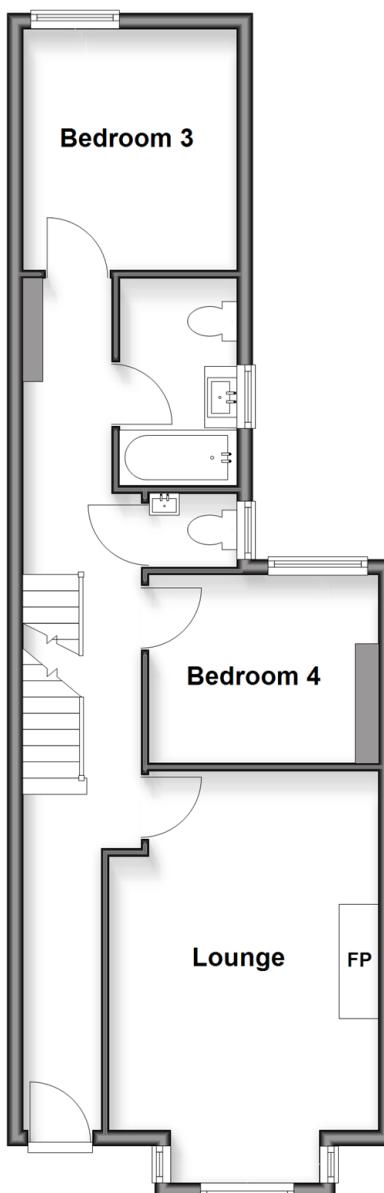
## Lower Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



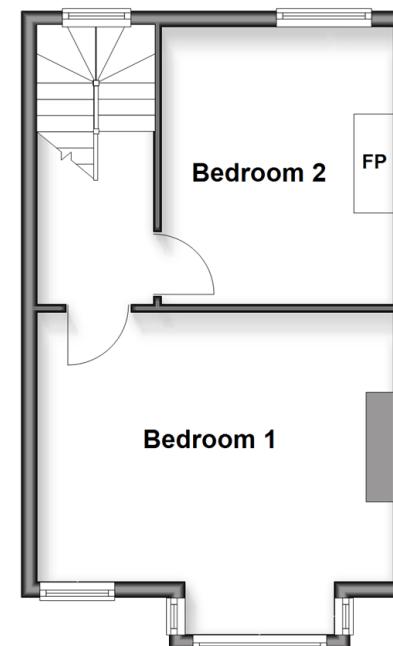
## Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 17'5 x 11'1 (5.31m x 3.38m)

Bedroom 4: 9'7 x 7'9 (2.92m x 2.36m)

Bedroom 3: 10'0 x 9'0 (3.05m x 2.75m)

Bathroom

Separate Toilet

### LOWER GROUND FLOOR

Snug/Office: 11'2 x 9'5 (3.41m x 2.87m)

Kitchen/Diner: 25'4 x 9'0 (7.73m x 2.75m)

### FIRST FLOOR

Landing

Bedroom 1: 14'3 x 13'1 (4.35m x 3.99m)

Bedroom 2: 11'5 x 9'7 (3.48m x 2.92m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Period home over three floors
- Oozing with character and features
- Kitchen/diner ideal for entertaining
- Pretty and sunny rear garden
- The log burner in the lounge will keep you warm in the cooler months
- The location is fantastic to reach everywhere by foot if you don't want to use the car

### Nearest Schools

Primary Schools: Margate, Holy Trinity and St John's C of E Primary 0.7 miles, Salmestone Primary 0.9 miles, Northdown Primary 1.0 miles

Secondary Schools: Hartsdown Technology College 1.6

### Transport Information

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

### Address

Dane Hill Row, Margate, Kent, CT9

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Cliftonville Branch 01843 227447 ■ [wardsfk.co.uk](http://wardsfk.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 50% less, by purchasing a Lifetime Lease.



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