



**Guide Price**  
**£400,000**

**Freehold**

4x  2x  2x 

**Trinity Square, Margate,  
Kent, CT9**

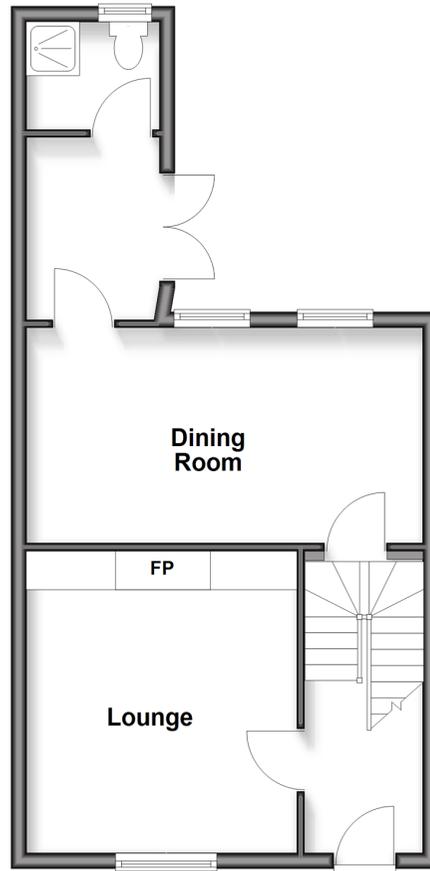
**OVER 60?**

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

*Wards*  
Helping you move forwards

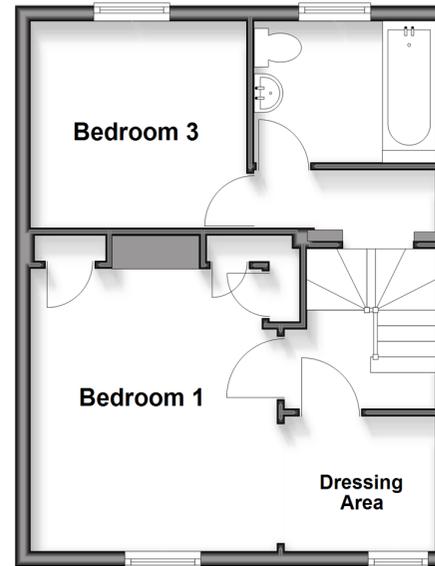
## Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



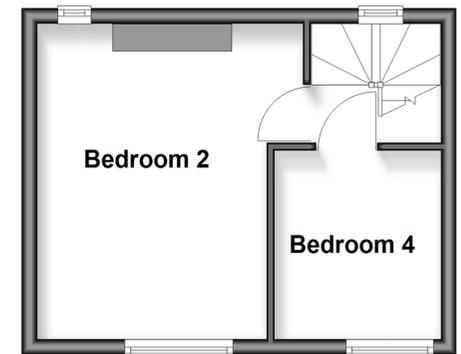
## First Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



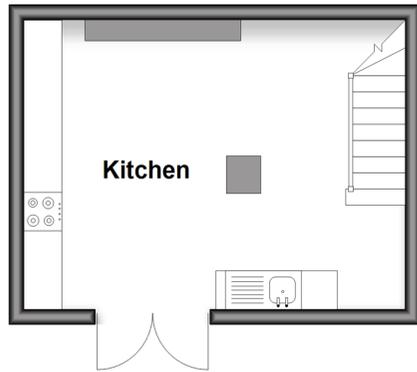
## Second Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



## Basement

Approx. 18.8 sq. metres (202.7 sq. feet)



## Accommodation

### BASEMENT

kitchen: 16'0 x 14'2 (4.88m x 4.32m)

### GROUND FLOOR

Lounge: 15'0 x 14'0 (4.58m x 4.27m)

Dining Room: 16'10 x 9'3 (5.13m x 2.82m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 12'3 x 10'8 (3.74m x 3.25m)

Dressing Area

Bedroom 3: 9'3 x 9'2 (2.82m x 2.80m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 2: 10'0 x 8'0 (3.05m x 2.44m)

Bedroom 4: 7'11 x 7'0 (2.41m x 2.14m)

### OUTSIDE

Front Garden

Rear Garden

Side Access



## Main features

- Grade II listed house oozing with character
- No onward chain
- Sunny garden with gate for rear access
- Just a short walk from Margate old town, beach and Northdown Road
- Very spacious and quirky
- This is ready for you to put your own stamp on it

## Nearest Schools

Primary Schools: Margate, Holy Trinity and St John's C of E Primary 0.5 miles, Salmestone Primary 0.9 miles, Cliftonville Primary 1.1 miles

Secondary Schools: Hartsdown Technology College 1.3

## Transport Information

Train Stations: Margate 0.7 miles, Westgate-on-Sea 2.4 miles, Broadstairs 3.5 miles

## Address

Trinity Square, 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 check with the Local Authority 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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