



Guide Price
£400,000

Freehold

3x  1x  1x 

**Argyle Avenue,
Westbrook, Margate,
Kent, CT9**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Spacious bright and welcoming family house
- Cosy lounge to sit and relax
- Separate kitchen and dining area ideal for entertaining
- Large sunny rear garden
- Situated in popular desirable location with easy access to local amenities

Accommodation

GROUND FLOOR

Entrance Porch
Hallway
Lounge: 15'4 x 13'5 (4.68m x 4.09m)
Cloakroom
Dining Area: 12'11 x 11'5 (3.94m x 3.48m)
Utility : 11'4 x 4'0 (3.46m x 1.22m)
Kitchen: 12'10 x 8'11 (3.91m x 2.72m)

FIRST FLOOR

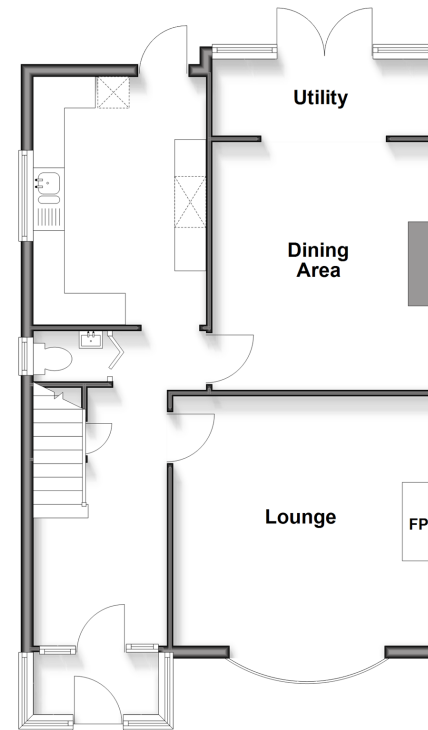
Landing
Bedroom 1: 15'5 x 12'3 (4.70m x 3.74m)
Bedroom 2: 13'0 x 11'5 (3.97m x 3.48m)
Bedroom 3: 9'6 x 9'0 (2.90m x 2.75m)
Bathroom: 8'5 x 6'11 (2.57m x 2.11m)

OUTSIDE

Front garden
Off road parking
Rear garden

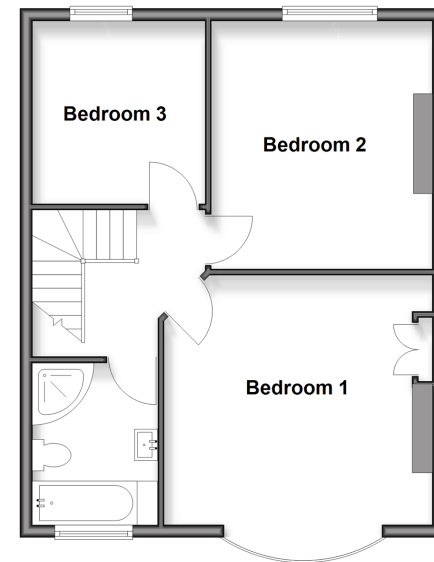
Ground Floor

Approx. 61.7 sq. metres (663.8 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Call Cliftonville - 01843 227447 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- 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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