



Guide Price
£290,000

Freehold

2x  1x  1x 

**Grotto Road,
Cliftonville, Margate,
Kent, CT9**

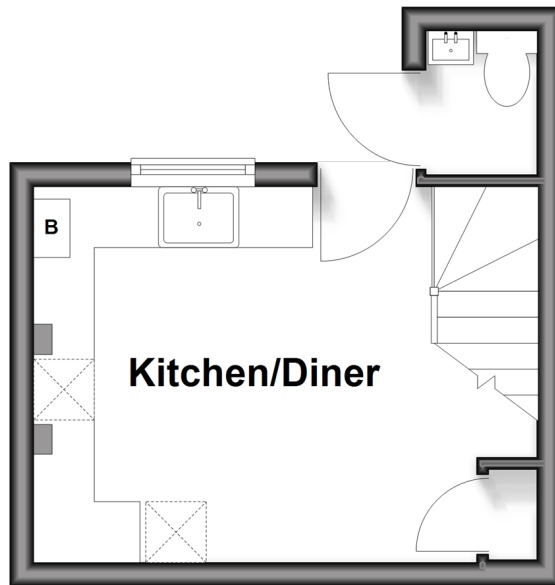
OVER 60?

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

Wards
Helping you move forwards

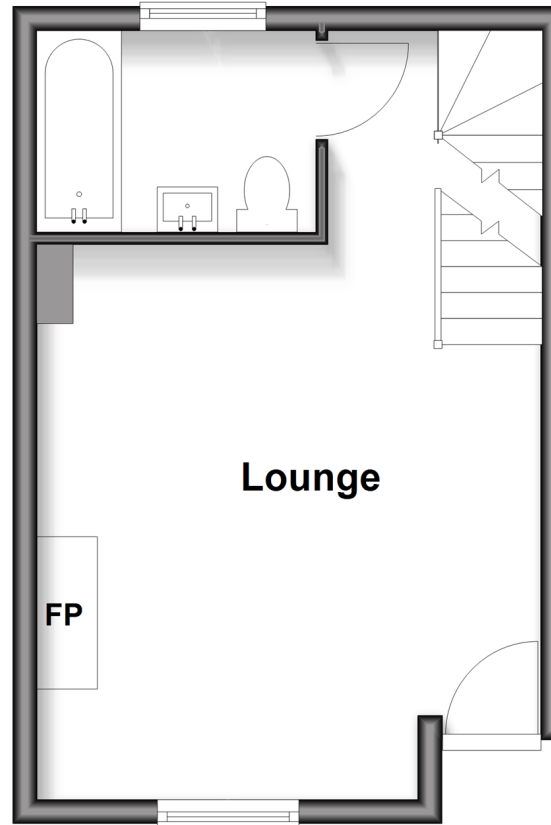
Lower Ground Floor

Approx. 14.0 sq. metres (151.0 sq. feet)



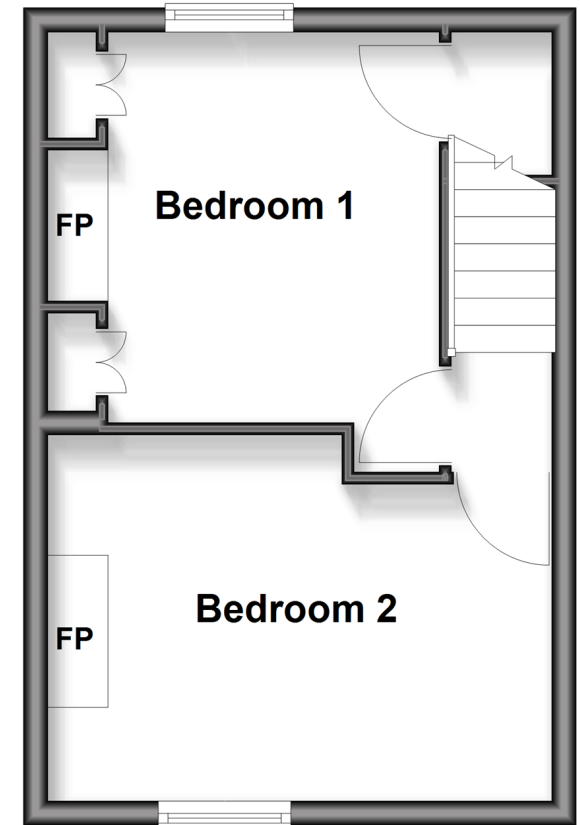
Ground Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.2 sq. feet)



Accommodation

LOWER GROUND FLOOR

kitchen/Diner: 13'7 x 10'5 (4.14m x 3.18m)

Cloakroom

GROUND FLOOR

Lounge: 15'0 x 13'9 (4.58m x 4.19m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 14'0 x 10'0 (4.27m x 3.05m)

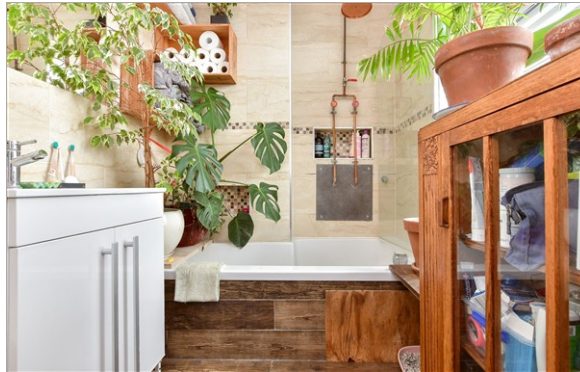
Bedroom 2: 11'0 x 10'8 (3.36m x 3.25m)

OUTSIDE

Rear Garden

Enclosed gate for rear access

Garden Room with bed



Main features

- Beautifully presented
- Excellent first time purchase or second home
- Period features
- Sought after location where you can easily walk to Cliftonville and Margate Old Town
- Full of charm and character
- Southerly garden that offers extra guest accommodation and rear access



Nearest Schools

Primary Schools: Salmestone Primary 1.0 miles, Margate, Holy Trinity and St John's C of E Primary 1.0 miles, Cliftonville Primary 1.2 miles

Secondary Schools: Hartsdown Technology College 1.6



Transport Information

Train Stations: Margate 1.2 miles, Westgate-on-Sea 2.9 miles, Broadstairs 3.7 miles



Address

Grotto Road, 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 50% less, by purchasing a Lifetime Lease.



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