



Guide Price
£450,000

Freehold

4x  1x  2x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- Desirable Westbrook "Avenues" location
- Stunning rear garden which has been organically maintained, perfect for growing fruit and vegetables
- Spacious throughout this is an ideal family home
- A short stroll takes you to the sandy beach

Accommodation

GROUND FLOOR

Porch
Entrance Hallway
Lounge : 16'1 x 13'2 (4.91m x 4.02m)
Kitchen : 16'4 x 13'10 (4.98m x 4.22m)
Cloakroom
Dining Room : 14'1 x 12'7 (4.30m x 3.84m)
Conservatory

FIRST FLOOR

Landing
Bedroom 1 : 16'10 x 13'1 (5.13m x 3.99m)
Bedroom 2 : 14'1 x 7'6 (4.30m x 2.29m)
Bedroom 3 : 12'6 x 10'11 (3.81m x 3.33m)
Bedroom 4 : 12'3 x 9'6 (3.74m x 2.90m)
Bathroom
Separate Toilet

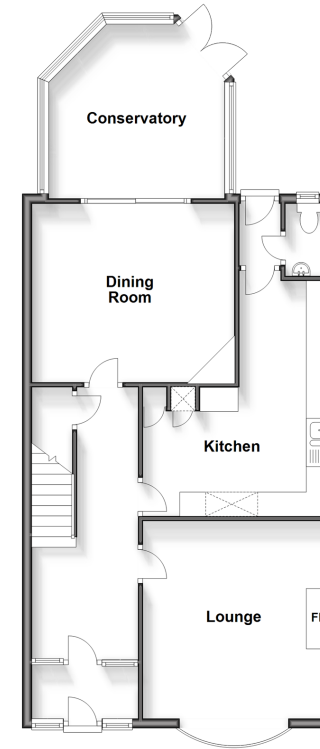
OUTBUILDING

Garage

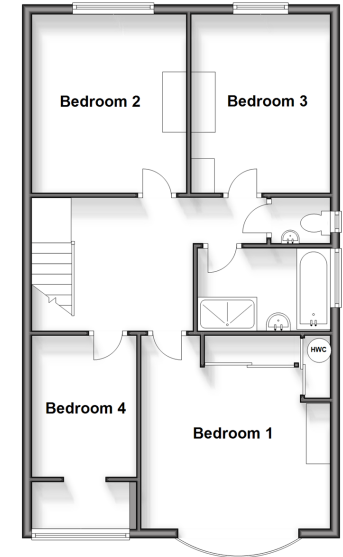
OUTSIDE

Garden to Front and Rear
Off Road Parking

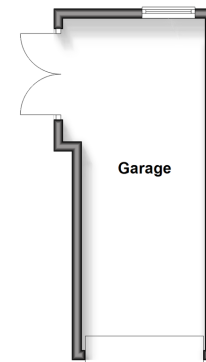
Ground Floor
Approx. 79.1 sq. metres (851.1 sq. feet)



First Floor
Approx. 66.8 sq. metres (719.4 sq. feet)



Outbuilding
Approx. 18.7 sq. metres (201.7 sq. feet)



Call Cliftonville - 01843 227447 ■ wardsofkent.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority 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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