



Guide Price
£450,000

Freehold

4x  2x  1x 

**Sandhurst Road,
Cliftonville, Margate,
Kent, CT9**

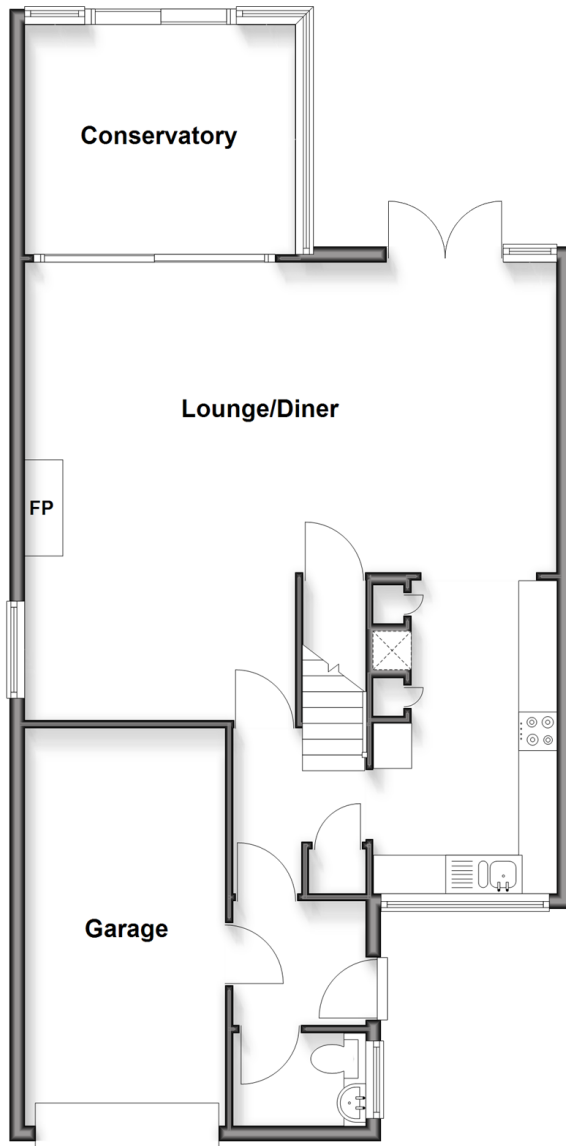
OVER 60?

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

Wards
Helping you move forwards

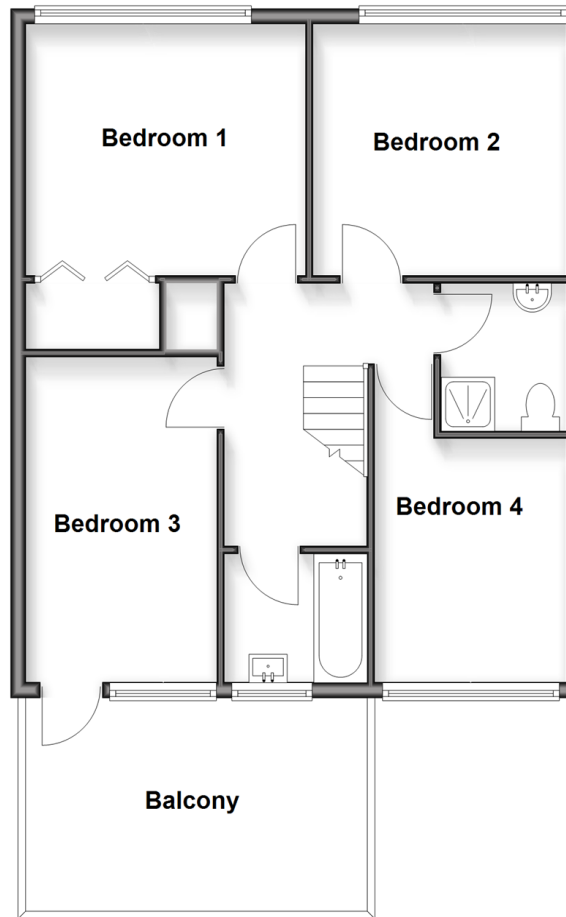
Ground Floor

Approx. 81.6 sq. metres (878.6 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Cloakroom

Lounge/Diner: 22'6 x 20'1 (6.86m x 6.13m)

Kitchen: 28'2 x 7'8 (8.59m x 2.34m)

Conservatory: 11'8 x 10'3 (3.56m x 3.13m)

SECOND FLOOR

Landing

Bedroom 1: 11'1 x 10'8 (3.38m x 3.25m)

Bedroom 2: 10'1 x 8'2 (3.08m x 2.49m)

Bedroom 3: 11'1 x 10'4 (3.38m x 3.15m)

Bedroom 4: 13'7 x 7'8 (4.14m x 2.34m)

Balcony

Bathroom

Shower Room

OUTSIDE

Front garden

Garage

Off road parking

Rear garden



Main features

- Well presented family house
- Balcony and sea views
- Separate dining area ideal for entertaining friends and family
- Conservatory with doors opening out to sunny established garden
- Close to local amenities and schools
- Walking distance to Botany Bay and coastal walks



Nearest Schools

Primary Schools: Palm Bay Primary 0.5 miles, Cliftonville Primary 1.0 miles, Northdown Primary 1.1 miles
Secondary Schools: Dane Court Grammar School 1.9 miles, St George's C of E Foundation School 2.0 miles, Thanet College 2.3 miles



Transport Information

Train Stations: Broadstairs 2.8 miles, Margate 3.1 miles, Dumpton Park 3.9 miles



Address

Sandhurst Road, Cliftonville, Margate, Kent, CT9



Directions

For directions to this property please contact us.



Call Cliftonville Branch 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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