



Guide Price
£400,000

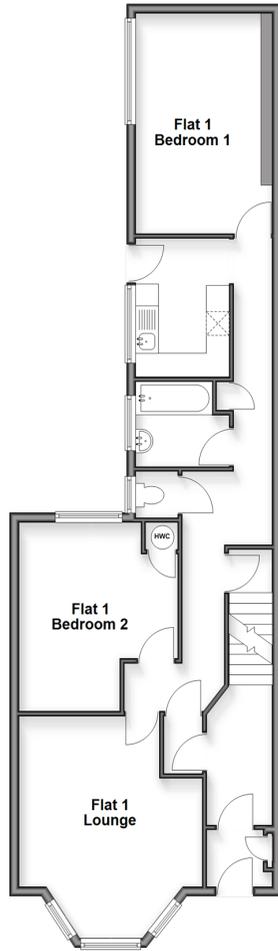
Freehold

6x  3x  3x 

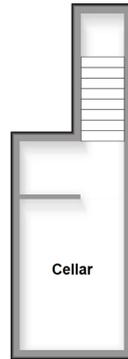
**Gordon Road,
Westwood, Margate,
Kent, CT9**

Wards
Helping you move forwards

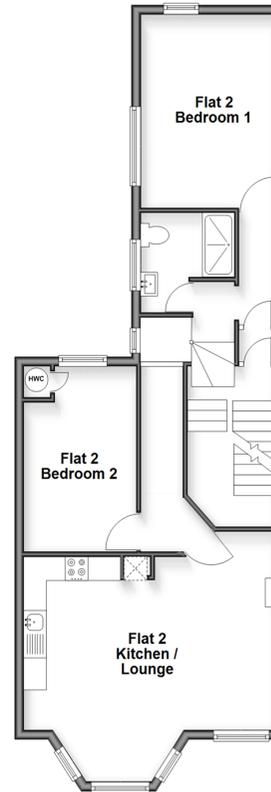
Split Level Lower Ground Floor
Approx. 77.1 sq. metres (830.1 sq. feet)



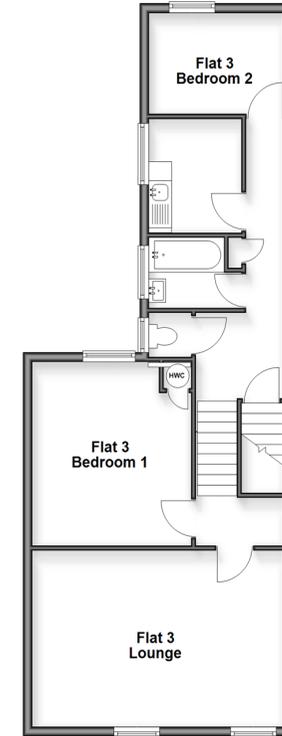
Basement
Approx. 12.6 sq. metres (135.7 sq. feet)



Split Level First Floor
Approx. 66.8 sq. metres (718.5 sq. feet)



Split Level Second Floor
Approx. 64.2 sq. metres (691.6 sq. feet)



Accommodation

SPLIT LEVEL LOWER GROUND FLOOR

- Porch
- FLat 1
- Hallway 1
- Lounge 1: 14'9 into bay x 13'2 (4.50m x 4.02m)
- Bedroom 2: 18'2 x 9'9 (5.54m x 2.97m)
- Kitchen: 9'8 x 6'8 (2.95m x 2.03m)
- Bedroom 1: 12'10 x 11'0 (3.91m x 3.36m)
- Bathroom
- Separate Toilet 1

BASEMENT

- Cellar: 16'4 x 7'8 (4.98m x 2.34m)

SPLIT LEVEL FIRST FLOOR

- FLAT 2
- Hallway 2
- Kitchen/Lounge 2: 17'8 x 15'3 (5.39m x 4.65m)
- Bathroom 2
- Bedroom 1: 12'9 x 8'0 (3.89m x 2.44m)
- Bedroom 2: 9'8 x 6'0 (2.95m x 1.83m)

SPLIT LEVEL SECOND FLOOR

- FLAT 3
- Hallway 3
- Kitchen 3: 8'0 x 6'8 (2.44m x 2.03m)
- Lounge 3: 17'9 x 12'2 (5.41m x 3.71m)
- Bedroom 2: 9'7 x 6'11 (2.92m x 2.11m)
- Bathroom 3
- Separate Toilet 2
- Bedroom 1: 12'11 x 11'6 (3.94m x 3.51m)

OUTSIDE

- Front Garden
- Rear Garden



Main features

- Excellent buy-to-let investment potential
- Opportunity to convert to one large home and turn into your dream home by the sea
- Currently set up as 3 separate flats
- Walking distance to restaurants and shops
- Close to Margate sandy beaches



Nearest Schools

Primary Schools: Cliftonville Primary 0.8 miles, Drapers Mills Primary 1.0 miles, Margate, Holy Trinity and St John's C of E Primary 1.1 miles

Secondary Schools: Hartsdown Technology College 1.9



Transport Information

Train Stations: Margate 1.3 miles, Westgate-on-Sea 3.1 miles, Broadstairs 3.6 miles



Address

Gordon Road, Westwood, 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 check with the Local Authority before proceeding
■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

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