



**Guide Price**  
**£375,000**

**Freehold**

5x  2x  1x 

**Brooke Avenue,  
Garlinge, Margate, Kent,  
CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Substantial family house with flexible accommodation
- No onward chain
- Bedroom and shower room on ground floor perfect for a dependant relative
- Close to local amenities including shops, beaches, schools and public transport

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Lounge: 15'7 x 11'2 (4.75m x 3.41m)
- Kitchen: 16'5 x 8'0 (5.01m x 2.44m)
- Dining Area: 15'8 x 8'6 (4.78m x 2.59m)
- Shower Room
- Separate Toilet
- Bedroom 5: 16'5 x 14'1 (5.01m x 4.30m)

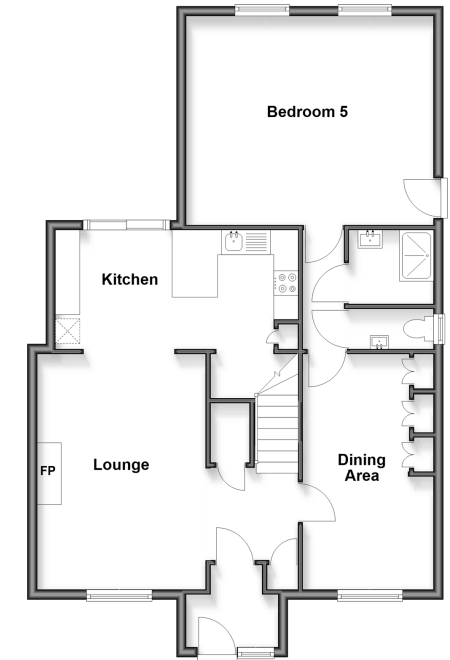
### FIRST FLOOR

- Landing
- Bedroom 1: 15'7 x 10'2 (4.75m x 3.10m)
- Study Area: 5'5 x 4'6 (1.65m x 1.37m)
- Bedroom 2: 10'2 x 8'6 (3.10m x 2.59m)
- Bedroom 3: 11'4 x 6'6 (3.46m x 1.98m)
- Bedroom 4: 8'7 x 7'9 (2.62m x 2.36m)
- Bathroom

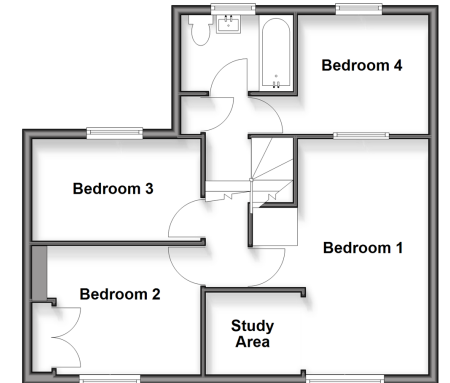
### OUTSIDE

- Front Garden
- Rear Garden
- Home Office: 12'1 x 11'4 (3.69m x 3.46m)

Ground Floor  
Approx. 82.7 sq. metres (889.7 sq. feet)



First Floor  
Approx. 51.7 sq. metres (556.2 sq. feet)



Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://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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