



OVER 60?

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

Guide Price

£260,000

Freehold

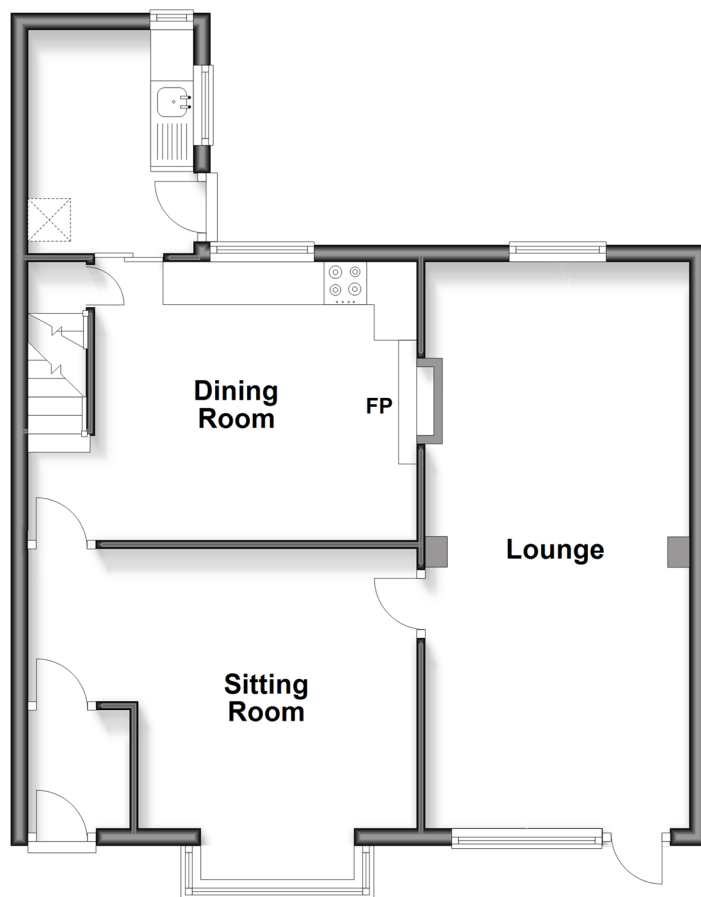
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**Byron Avenue, Margate,
Kent, CT9**

Wards
Helping you move forwards

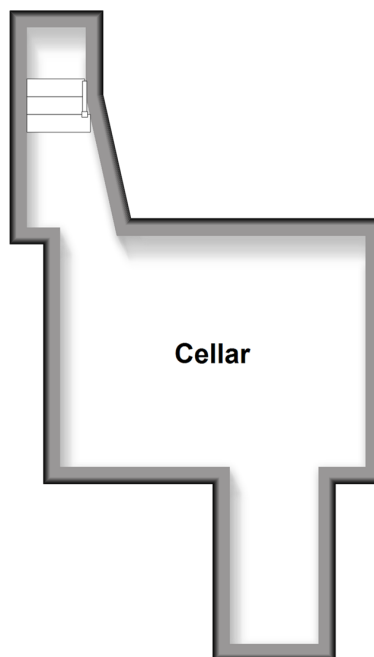
Ground Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



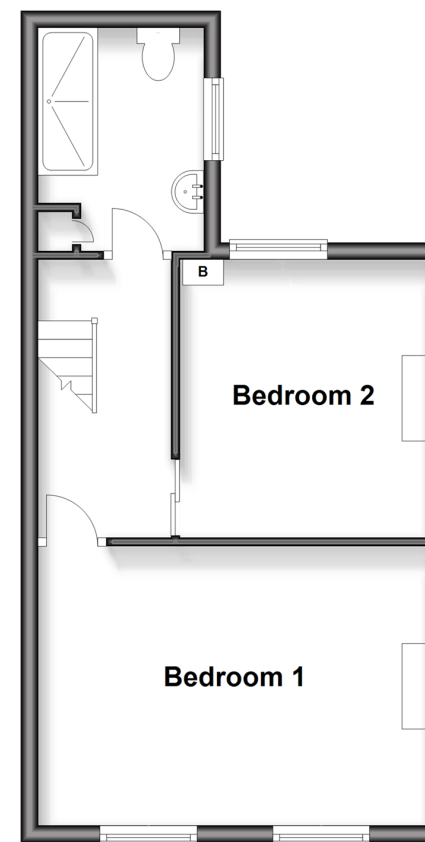
Basement

Approx. 13.8 sq. metres (148.0 sq. feet)



Split Level First Floor

Approx. 35.4 sq. metres (381.6 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Sitting Room : 10'9 x 10'1 (3.28m x 3.08m)

Lounge: 22'2 x 10'2 (6.76m x 3.10m)

Dining Room: 13'3 x 10'5 (4.04m x 3.18m)

Kitchen: 8'6 x 6'3 (2.59m x 1.91m)

BASEMENT

Cellar

SPLIT LEVEL FIRST FLOOR

Landing

Shower Room

Bedroom 1: 15'11 x 10'7 (4.85m x 3.23m)

Bedroom 2: 10'7 x 9'5 (3.23m x 2.87m)

OUTSIDE

Rear Garden

Parking at rear



Main features

- Excellent first time purchase
- Parking at the rear with potential for a garage
- Beautiful established garden with outbuilding
- "Once upon a time", this was a shop so you have larger space
- Full of charm and character, walk in shower, separate kitchen and lounge
- Close to bus routes



Nearest Schools

Primary Schools: Salmestone Primary 0.6 miles, Margate, Holy Trinity and St John's C of E Primary 0.7 miles, Drapers Mills Primary 0.7 miles

Secondary Schools: Hartsdown Technology College 1.2



Transport Information

Train Stations: Margate 1.1 miles, Westgate-on-Sea 2.7 miles, Broadstairs 3.1 miles



Address

Byron Avenue, 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



■ 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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