



Guide Price

£500,000

Freehold

4x  2x  1x 

**Clarence Avenue, Palm
Bay, Margate, Kent, CT9**

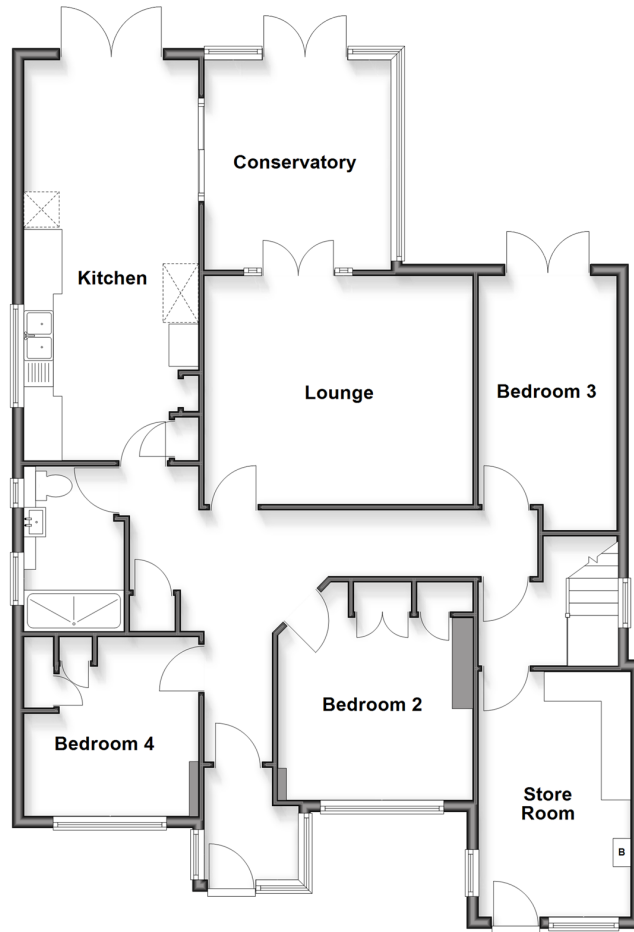
OVER 60?

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

Wards
Helping you move forwards

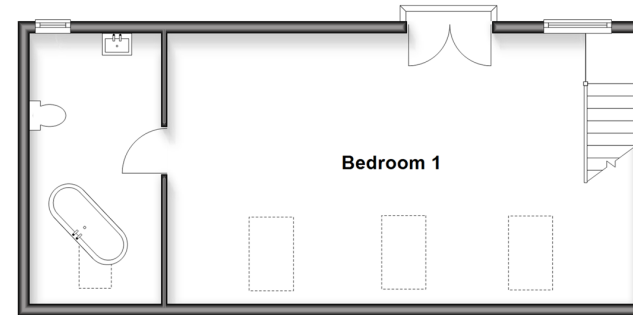
Ground Floor

Approx. 121.4 sq. metres (1307.2 sq. feet)



First Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge: 14'10 x 12'9 (4.52m x 3.89m)

Conservatory: 11'9 x 10'10 (3.58m x 3.30m)

Kitchen: 22'4 x 10'0 (6.81m x 3.05m)

Store Room: 13'7 x 8'6 (4.14m x 2.59m)

Bedroom 2: 10'10 x 10'0 (3.30m x 3.05m)

Bedroom 3: 12'11 x 7'8 (3.94m x 2.34m)

Bedroom 4: 10'0 x 9'11 (3.05m x 3.02m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 26'2 x 15'2 (7.98m x 4.63m)

En-suite Bathroom

OUTSIDE

Front Garden

Off Road Parking

Rear Garden



Main features

- Highly desirable location
- Close to beaches and shops
- Stunning throughout perfect for families and retirement
- Main bedroom has a "Hollywood" style en-suite
- Enjoy the sea glimpses from your bedroom
- Ready to move into and spacious throughout this is a real treat



Nearest Schools

Primary Schools: Cliftonville Primary 0.2 miles, Palm Bay Primary 0.3 miles, Northdown Primary 0.4 miles

Secondary Schools: St George's C of E Foundation School 1.7 miles, Dane Court Grammar School 1.7 miles,



Transport Information

Train Stations: Margate 2.6 miles, Broadstairs 2.7 miles, Dumpton Park 2.8 miles



Address

Clarence Avenue, Palm Bay, 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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