



Guide Price

£240,000

Freehold

3x  1x  2x 

**Selborne Road, Margate,
Kent, CT9**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Well presented throughout and ready for you to move straight in
- Separate kitchen and dining area ideal for entertaining friends and family
- sunny rear garden to sit and relax
- Parking at the rear of the property
- Walking distance to Dane Valley Park and bus routes

Accommodation

GROUND FLOOR

Hallway

Lounge: 14'4 x 10'7 (4.37m x 3.23m)

Dining Area: 11'11 x 10'7 (3.63m x 3.23m)

Gym: 11'3 x 6'10 (3.43m x 2.08m)

Kitchen: 12'3 x 8'1 (3.74m x 2.47m)

FIRST FLOOR

Landing

Bedroom 1: 12'5 x 10'8 (3.79m x 3.25m)

Bedroom 2: 10'8 x 10'5 (3.25m x 3.18m)

Bedroom 3: 9'5 x 7'6 (2.87m x 2.29m)

Bathroom : 7'3 x 4'11 (2.21m x 1.50m)

OUTSIDE

Front Garden

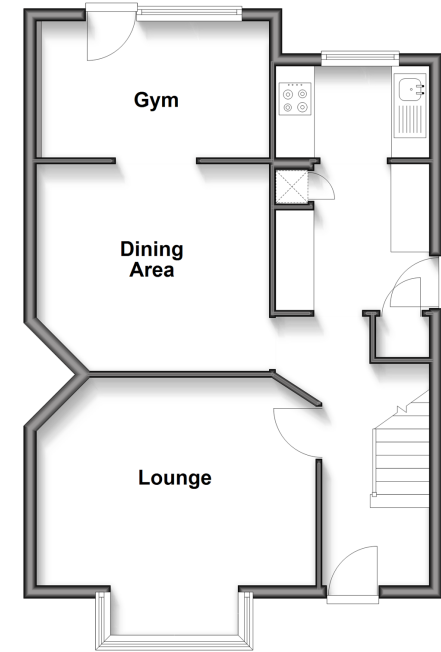
Rear Garden

Off Road Parking at the rear

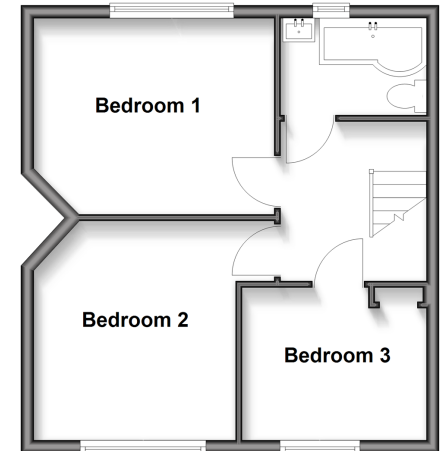
Call Cliftonville - 01843 227447 ■ wardsofkent.co.uk

- 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

Ground Floor
Approx. 53.1 sq. metres (571.1 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.1 sq. feet)



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