



**Guide Price**  
**£285,000**

**Freehold**

2x  1x  1x 

**Sceptre Court, The  
Street, Acol, Kent, CT7  
0JA**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Beautiful spacious home
- Parking to the front of the property
- Private rear garden
- Perfect property if you're looking for somewhere to move straight into
- Located in the popular area of Acol close to Westgate and Birchington

## Accommodation

### GROUND FLOOR

Lounge : 23'2 x 12'5 (7.07m x 3.79m)

Kitchen : 13'1 x 8'9 (3.99m x 2.67m)

Bathroom

Bedroom 2 : 12'8 x 8'2 (3.86m x 2.49m)

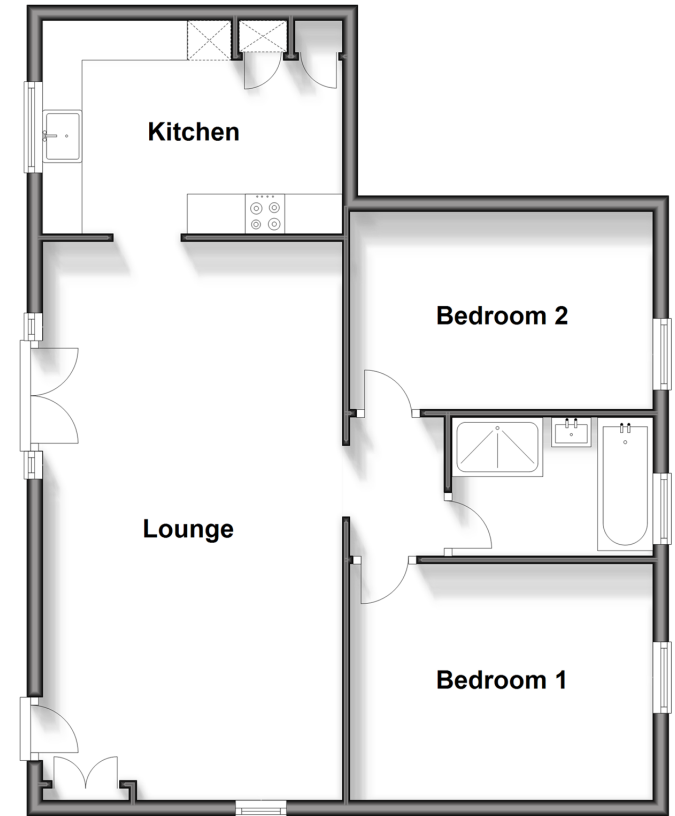
Bedroom 1 : 13'3 x 9'9 (4.04m x 2.97m)

### OUTSIDE

Garden to Rear  
Off Road Parking

### Ground Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



**Call Birchington - 01843 842551 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 59% less, by purchasing a Lifetime Lease.



10129577/20240507/DS/DS