



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Hugin Avenue,  
Broadstairs, Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- An excellent sized family home
- Open plan kitchen/dining area
- Well presented rear garden
- Great catchment area for primary and secondary schools
- Close proximity to transport links

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'5 x 9'11 (4.40m x 3.02m)

Kitchen/Diner: 20'11 x 11'1 (6.38m x 3.38m)

Utility Area: 8'4 x 6'5 (2.54m x 1.96m)

### FIRST FLOOR

Landing

Bedroom 3: 9'6 x 7'8 (2.90m x 2.34m)

Bedroom 2: 12'5 x 10'11 (3.79m x 3.33m)

Bedroom 1: 12'4 x 10'1 (3.76m x 3.08m)

Family Bathroom

### OUTSIDE

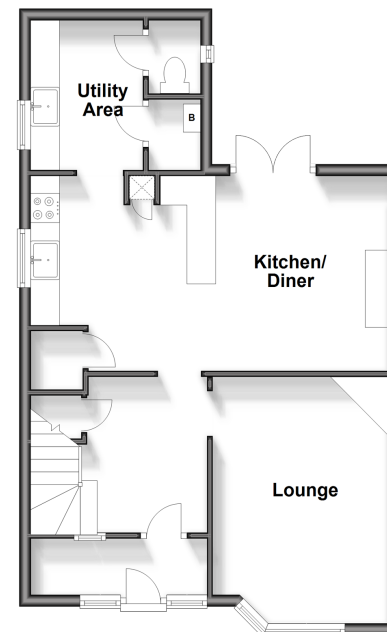
Front Garden

Off Road Parking

Rear Garden

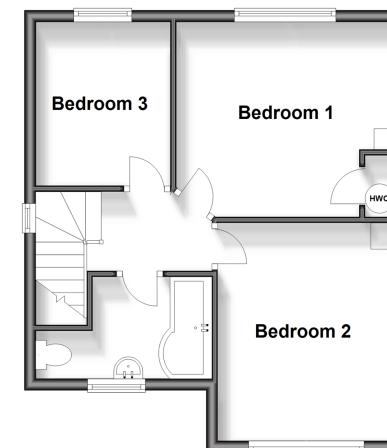
### Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



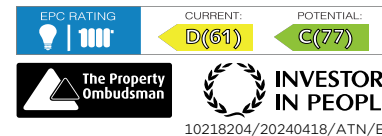
### First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



**Call Broadstairs - 01843 602546 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us 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 59% less, by purchasing a Lifetime Lease.



10218204/20240418/ATN/ER