



**Guide Price**  
**£400,000**

**Freehold**

4x  1x  1x 

**Approach Road,  
Broadstairs, Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 12'7 x 11'5 (3.84m x 3.48m)

Bedroom 3: 10'9 x 10'4 (3.28m x 3.15m)

Kitchen/ Breakfast Room : 15'0 x 10'8  
(4.58m x 3.25m)

### BASEMENT

Cellar

### FIRST FLOOR

Landing

Bedroom 4: 10'8 x 6'7 (3.25m x 2.01m)

Bathroom

Bedroom 2: 11'2 x 10'4 (3.41m x 3.15m)

Bedroom 1: 16'9 x 10'8 (5.11m x 3.25m)

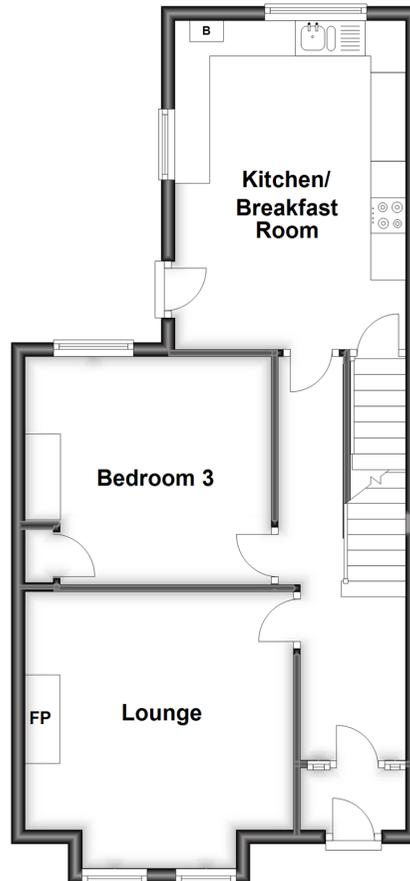
### OUTSIDE

Front Garden

Rear Garden

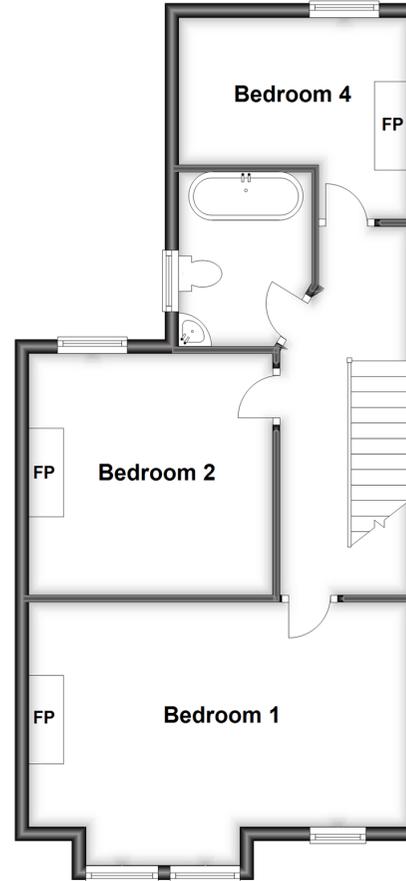
### Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



### First Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



### Basement

Approx. 11.8 sq. metres (127.0 sq. feet)





## Main features

- Spacious house with scope to extend (subject to consents)
- Prime central Broadstairs location, just off The Vale
- Walking distance to Broadstairs train station, beaches, shops, pubs and restaurants
- Distant sea views
- Ideal family home with rear access into garden
- Ample on street parking



### Nearest Schools

Primary Schools: St Mildred's Infant 0.2 miles, Upton Junior 0.2 miles, St Joseph's Catholic 0.6 miles, Holy Trinity C of E 0.6 miles Secondary Schools: Hereson 0.2 miles, Bradstow 0.2 miles, Charles Dickens 0.6 miles, Dane Court 0.7 miles, St George's C of E 1.1 miles



### Transport Information

Train Stations: Broadstairs 0.2 miles, Dumpton Park 0.7 miles, Ramsgate 1.5 miles



### Address

Approach Road, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Broadstairs Branch 01843 602546 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us 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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