



**Price**  
**£290,000**

**Freehold**

2x  1x  1x 

**Victoria Avenue,  
Broadstairs, Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Semi detached corner plot bungalow with garage
- Separate lounge and kitchen plus good sized bedrooms
- Close to local transport links, including mainline station and bus routes
- Broadstairs town with its vast array cafes, restaurant and independent shops
- Scope to extend (subject to the relevant planning permission)

## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 2: 10'0 x 7'9 (3.05m x 2.36m)

Lounge: 14'0 x 9'3 (4.27m x 2.82m)

Shower Room

Bedroom 1: 12'4 x 10'3 (3.76m x 3.13m)

Kitchen: 11'5 x 7'11 (3.48m x 2.41m)

Utility Area / Lean To

### OUTSIDE

Front Garden

Rear Garden

Garage



### Nearest Schools

Primary Schools: St Peter-in-Thamet CofE Junior School 0.4 miles, Northdown Primary 0.6 miles, St Joseph's Catholic Primary, Broadstairs 0.8 miles

Further Education: Dane Court Grammar School 0.9 miles, St George's C of E Foundation School 1.0 miles, Thanet College 1.5 miles



### Transport Information

Train Stations: Broadstairs 1.1 miles, Dumpton Park 1.9 miles, Margate 2.1 miles



### Address

Victoria Avenue, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.

**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
- 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.

