



**OVER 60?**

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

**Price**

**£600,000**

**Freehold**

4x  2x  1x 

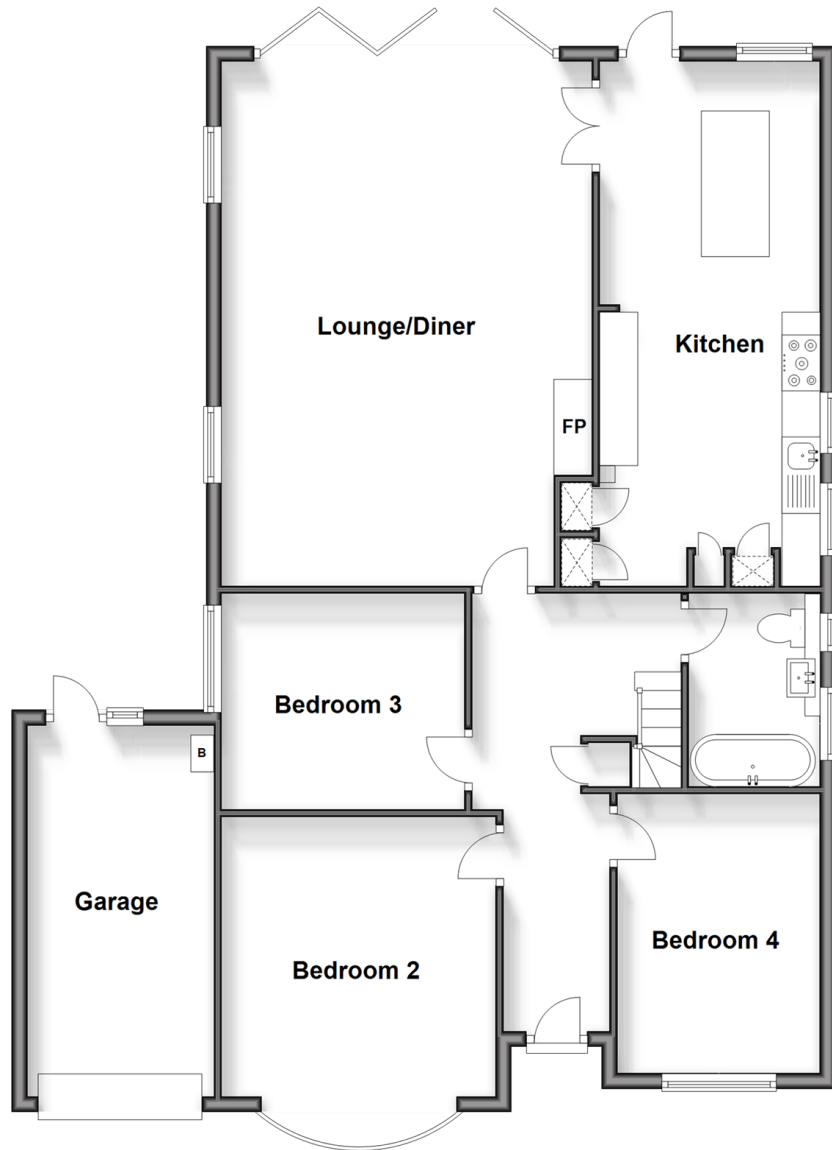
**Botany Road, Kingsgate,  
Broadstairs, Kent, CT10**

*Wards*  
Helping you move forwards



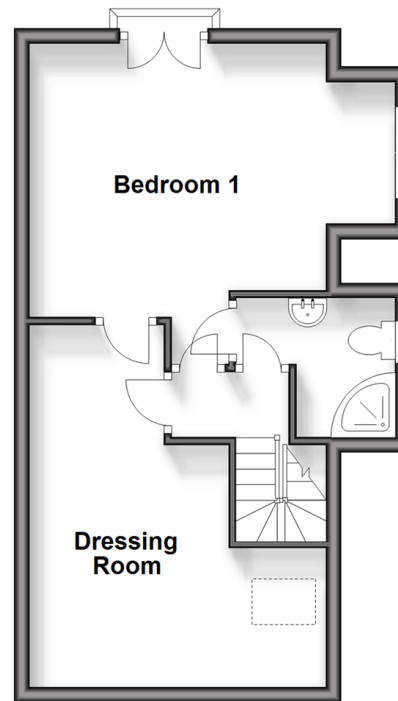
## Ground Floor

Approx. 116.8 sq. metres (1257.4 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 23'5 x 15'1 (7.14m x 4.60m)

Kitchen: 23'6 x 9'4 (7.17m x 2.85m)

Family Bathroom

Bedroom 3: 10'5 x 9'2 (3.18m x 2.80m)

Bedroom 2: 14'4 x 11'8 (4.37m x 3.56m)

Bedroom 4: 12'4 x 8'6 (3.76m x 2.59m)

### FIRST FLOOR

Landing

Bedroom 1: 16'0 x 13'7 (4.88m x 4.14m)

En-suite Shower Room

Dressing room: 15'5 x 9'2 (4.70m x 2.80m)

### OUTSIDE

Front Garden

Garage & Off Road Parking

Rear Garden

Garden Room : 10'0 x 10'0 (3.05m x 3.05m)



## Main features

- Garden Room with lights and power
- Bi-folding doors onto the sunny rear garden and patio
- Main bedroom suite with a dressing room and En-suite shower
- Garage and off-road parking
- Fully fitted kitchen



### Nearest Schools

Primary Schools: Palm Bay Primary 1.1 miles, Northdown Primary 1.1 miles, Cliftonville Primary 1.3 miles

Secondary Schools: St Anthony's School 1.2 miles, Laleham Gap School 1.3 miles, Royal School for Deaf



### Transport Information

Train Stations: Broadstairs 2.3 miles, Margate 3.5 miles, Ramsgate 3.8 miles



### Address

Botany Road, Kingsgate, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Broadstairs Branch 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.



10228195/20240325/JR/ATN