



**OVER 60?**

You could get up to  
**59% off** the price!\*



Video Tour available

**Price**

**£425,000**

**Freehold**

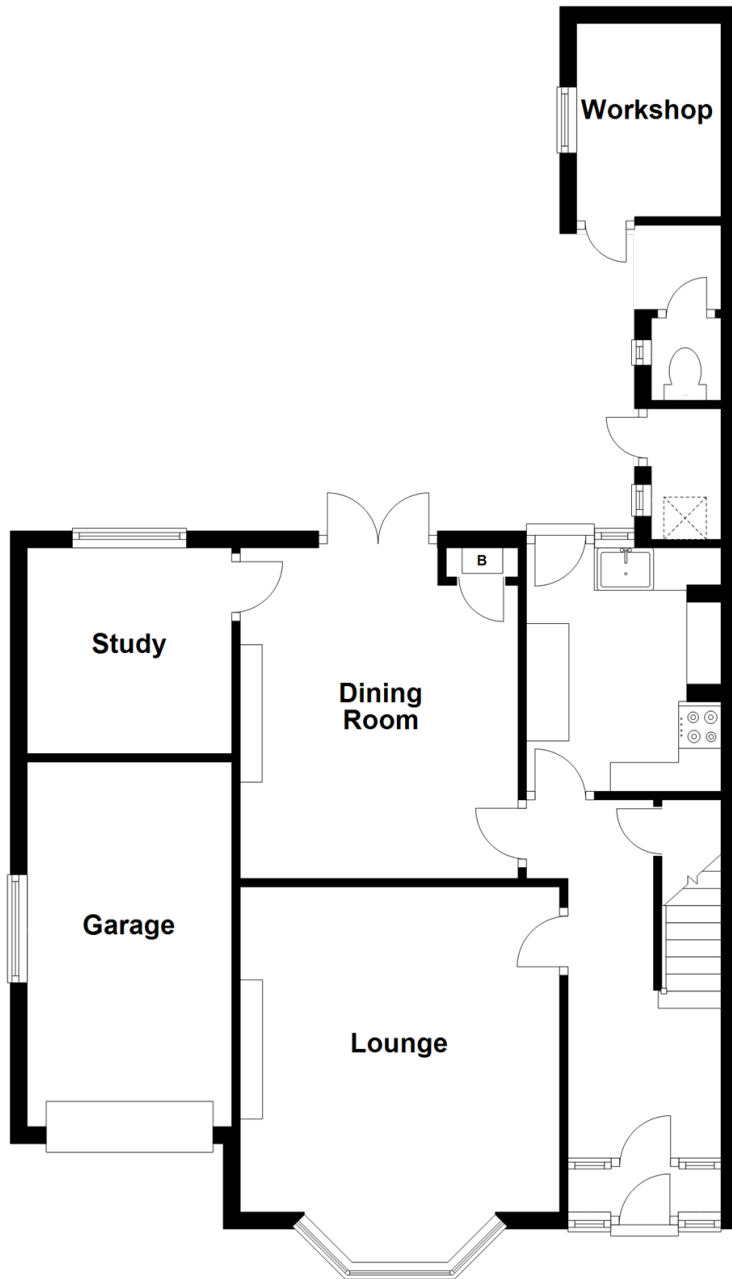
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**Beacon Road,  
Broadstairs, Kent, CT10**

*Wards*  
Helping you move forwards

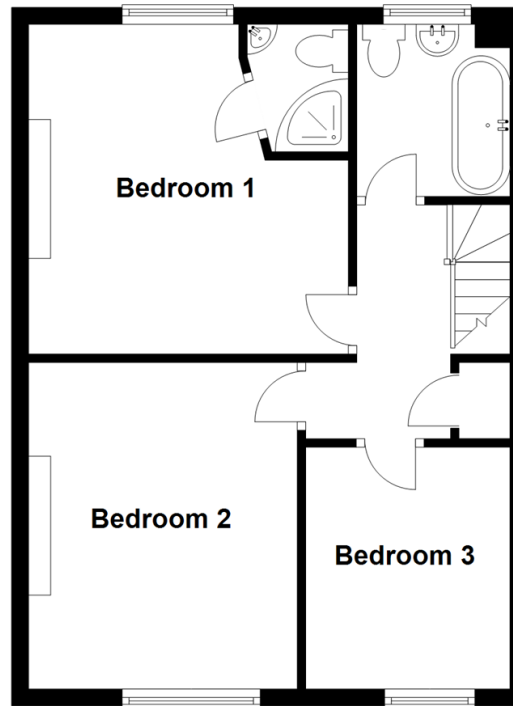
## Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



## First Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge: 12'6 x 12'3 (3.81m x 3.74m)

Dining Room: 11'6 x 10'7 (3.51m x 3.23m)

Study: 7'9 x 7'9 (2.36m x 2.36m)

Kitchen: 9'2 x 7'5 (2.80m x 2.26m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'7 x 12'4 (3.84m x 3.76m)

En-suite Shower Room

Bedroom 2: 12'6 x 10'5 (3.81m x 3.18m)

Bedroom 3: 9'4 x 7'9 (2.85m x 2.36m)

### OUTSIDE

Front Garden

Garage & Off Road Parking

Rear Garden

Outside Toilet

Utility Room

Workshop





## Main features

- Chain Free Edwardian semi-detached family home
- Garage and off road parking
- Downstairs bedroom /home office
- En-suite shower room off main bedroom
- Fully double glazed and centrally heated
- Large attic with scope for extension subject to planning



### Nearest Schools

Primary Schools: St Peter-in-Thamet CofE Junior School 0.1 miles, St Joseph's Catholic Primary, Broadstairs 0.5 miles, Upton Junior School 1.1 miles

Secondary Schools: Dane Court Grammar School 0.8



### Transport Information

Train Stations: Broadstairs 1.0 miles, Dumpton Park 2.0 miles, Ramsgate 2.6 miles



### Address

Beacon Road, 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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