

**OVER 60?**

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



Video Tour available

**Price**

**£855,000**

**Freehold**

4x  2x  2x 

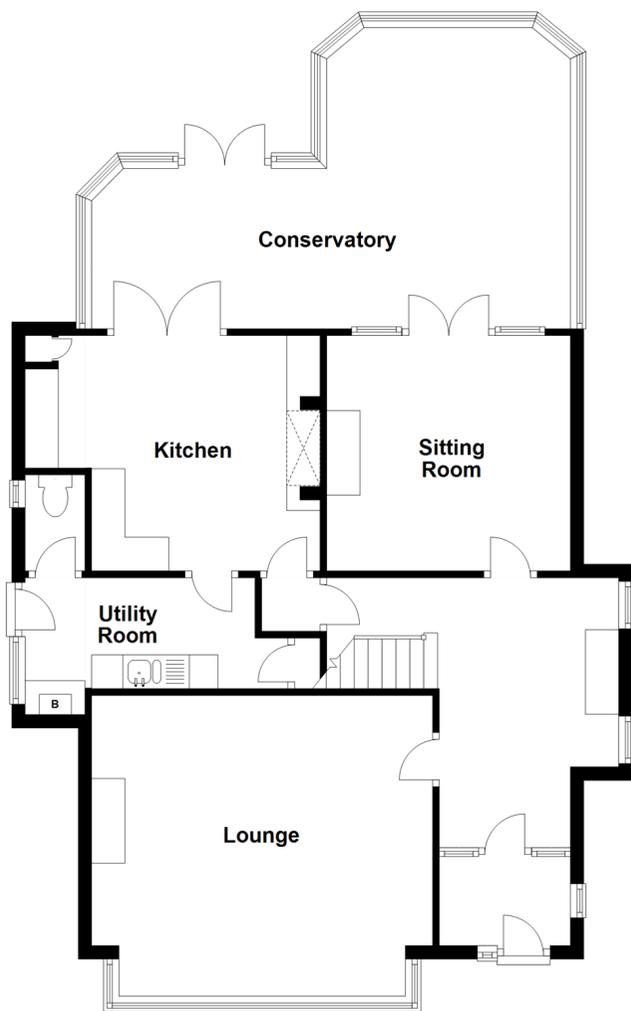
Kingsgate Avenue, Broadstairs, Kent, CT10

*Wards*

Helping you move forwards

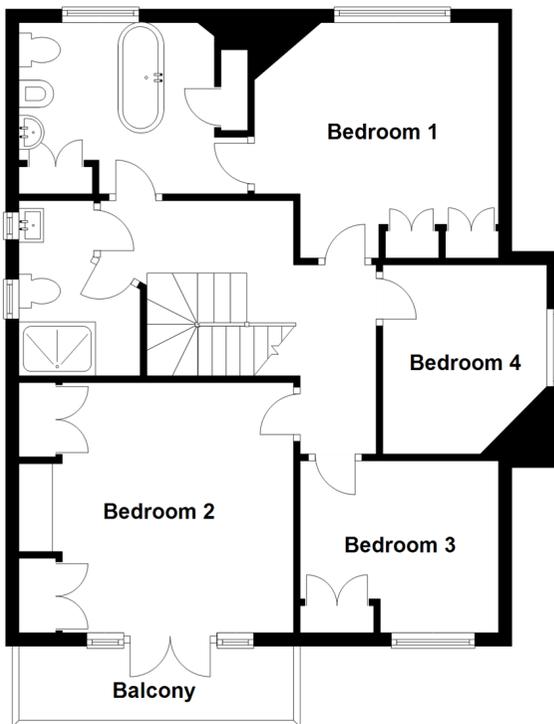
### Ground Floor

Approx. 99.1 sq. metres (1066.3 sq. feet)



### First Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge: 16'6 x 15'8 (5.03m x 4.78m)

Sitting Room: 12'0 x 11'7 (3.66m x 3.53m)

Kitchen: 14'5 x 11'4 (4.40m x 3.46m)

Utility Room: 13'0 x 5'3 (3.97m x 1.60m)

Separate toilet

Conservatory: 23'3 x 15'5 (7.09m x 4.70m)

### FIRST FLOOR

Landing

Bedroom 2: 12'11 x 12'7 (3.94m x 3.84m)

Balcony with Sea views

Bedroom 4: 9'7 x 8'1 (2.92m x 2.47m)

Bedroom 3: 9'0 x 7'3 (2.75m x 2.21m)

Bedroom 1: 12'0 x 11'3 (3.66m x 3.43m)

Shower Room

Family Bathroom

### OUTSIDE

Front Garden

Garage & Off Road Parking

Rear Garden



## Main features

- Detached plot with large rear garden!
- Within walking distance to Botany Bay main sands
- Private avenue in the popular Kingsgate location
- Balcony with sea views off front bedroom
- Large conservatory overlooking the mature, sunny rear garden
- Detached garage and off road parking



### Nearest Schools

Primary Schools: St Peter-in-Thamet CoFE Junior 1.4 miles, Northdown Primary 1.4 miles, Cliftonville Primary 1.6 miles. Secondary Schools: St Anthony's School 1.5 miles, Laleham Gap 1.6 miles, St George's C of E Foundation 1.9 miles



### Transport Information

Train Stations: Broadstairs 2.4 miles, Margate 3.3 miles, Dumpton Park 3.4 miles



### Address

Kingsgate Avenue, 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.



10228826/20220525/MB/ATN