

OVER 60?

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



Video Tour available

Price

£855,000

Freehold

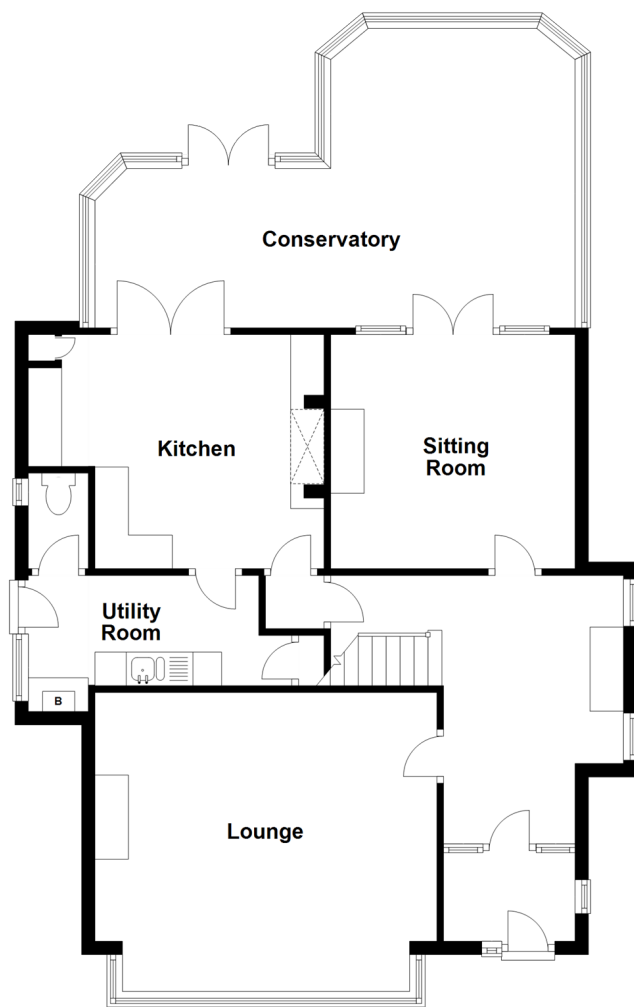
4x  2x  2x 

Kingsgate Avenue, Broadstairs, Kent, CT10

Wards
Helping you move forwards

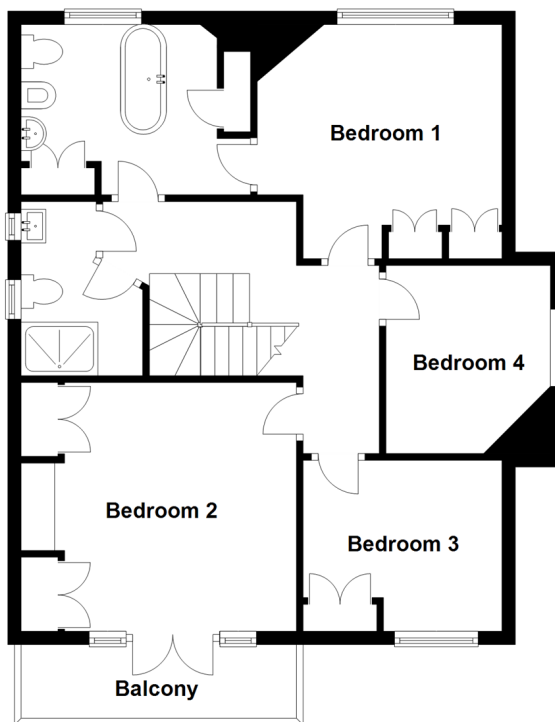
Ground Floor

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, Dumps Park 3.4 miles



Address

Kingsgate Avenue, Broadstairs, Kent, CT10



Directions

For directions to this property please contact us.



Call Broadstairs Branch 01843 602546 ■ 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