



**Price**  
**£475,000**

**Freehold**

2x  1x  1x 

**Carlton Avenue,  
Broadstairs, Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Situated a short walk from Broadstairs town centre
- In need of modernisation throughout
- Sunny rear garden
- Walking distance to Broadstairs mainline train station
- Brick built outbuilding

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 12'1 x 8'5 (3.69m x 2.57m)

Separate Toilet

Bathroom

Lounge: 19'0 x 10'4 (5.80m x 3.15m)

Bedroom 1: 18'8 x 10'7 (5.69m x 3.23m)

Bedroom 2: 12'10 x 11'0 (3.91m x 3.36m)

Bedroom 3: 10'11 x 5'8 (3.33m x 1.73m)

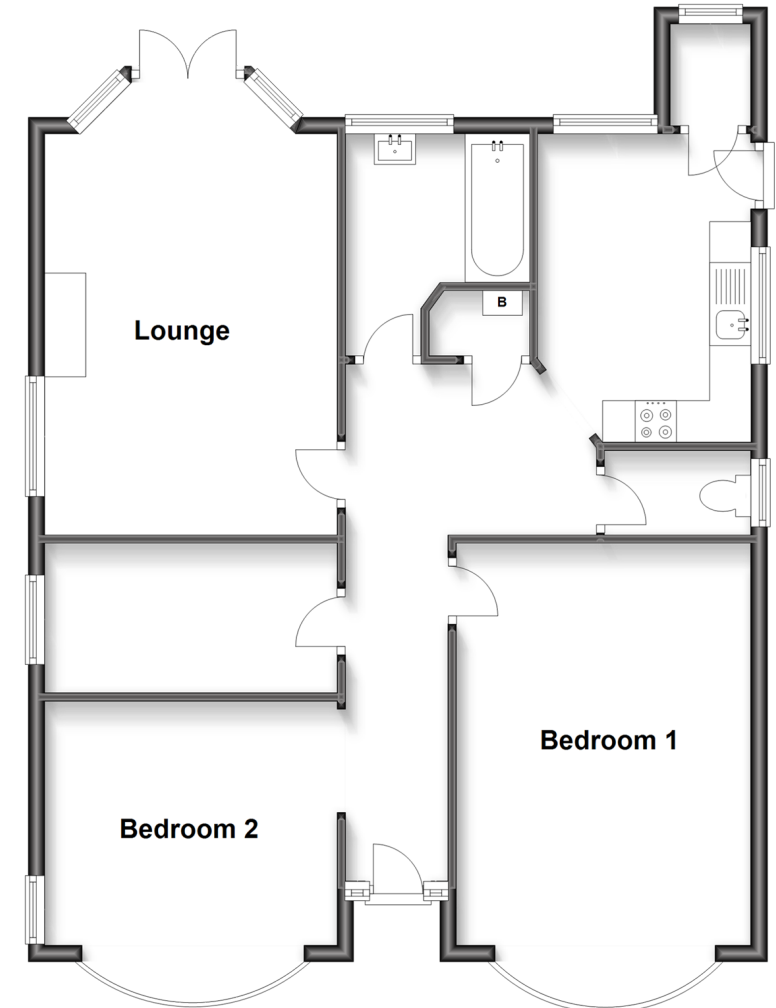
### OUTSIDE

Front Garden

Rear Garden

## Ground Floor

Approx. 86.0 sq. metres (925.7 sq. feet)



**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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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