



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**High Street, St Peters,  
Broadstairs, Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Arranged over 4 floors including basement and loft room
- Bursting with character and charm
- Sunny low maintenance rear garden
- Situated within a short walk to local shops, amenities & doctors surgery
- Offers easy access to Broadstairs town centre and mainline train station

## Accommodation

### BASEMENT

Cellar: 14'8 x 13'9 (4.47m x 4.19m)

### GROUND FLOOR

Entrance Lobby

Lounge: 14'5 x 13'9 (4.40m x 4.19m)

Dining Area: 15'8 x 12'7 (4.78m x 3.84m)

Kitchen: 9'2 x 7'0 (2.80m x 2.14m)

Breakfast Area: 7'9 x 6'3 (2.36m x 1.91m)

### FIRST FLOOR

Landing

Bedroom 1: 16'3 x 12'8 (4.96m x 3.86m)

Bathroom

Bedroom 2: 13'6 x 11'8 (4.12m x 3.56m)

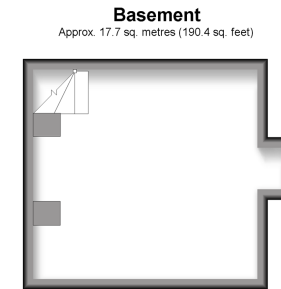
### SECOND FLOOR

Loft Room: 16'4 x 11'9 (4.98m x 3.58m)

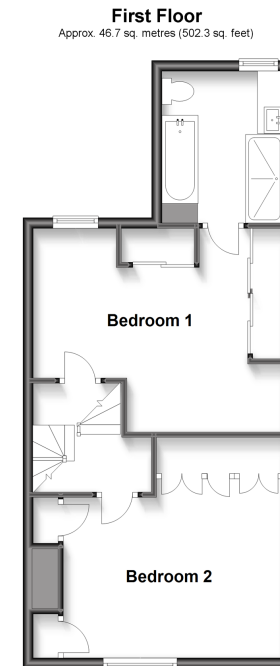
### OUTSIDE

Rear Garden

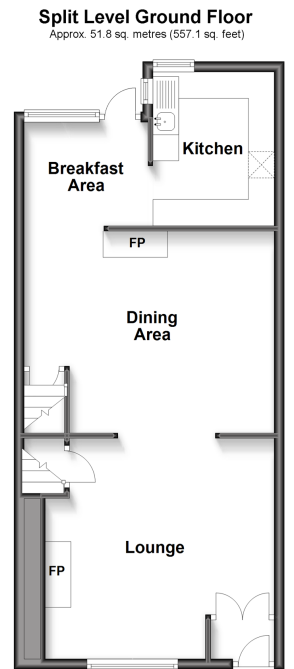
Summer House: 10'10 x 8'4 (3.30m x 2.54m)



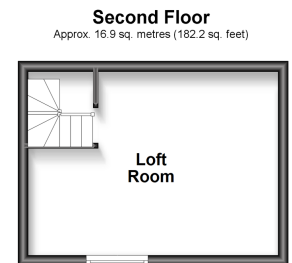
**Basement**  
Approx. 17.7 sq. metres (190.4 sq. feet)



**First Floor**  
Approx. 46.7 sq. metres (502.3 sq. feet)



**Split Level Ground Floor**  
Approx. 51.8 sq. metres (557.1 sq. feet)



**Second Floor**  
Approx. 16.9 sq. metres (182.2 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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