

**OVER 60?**

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



**Guide Price**

**£450,000**

**Freehold**

4x  1x  2x 

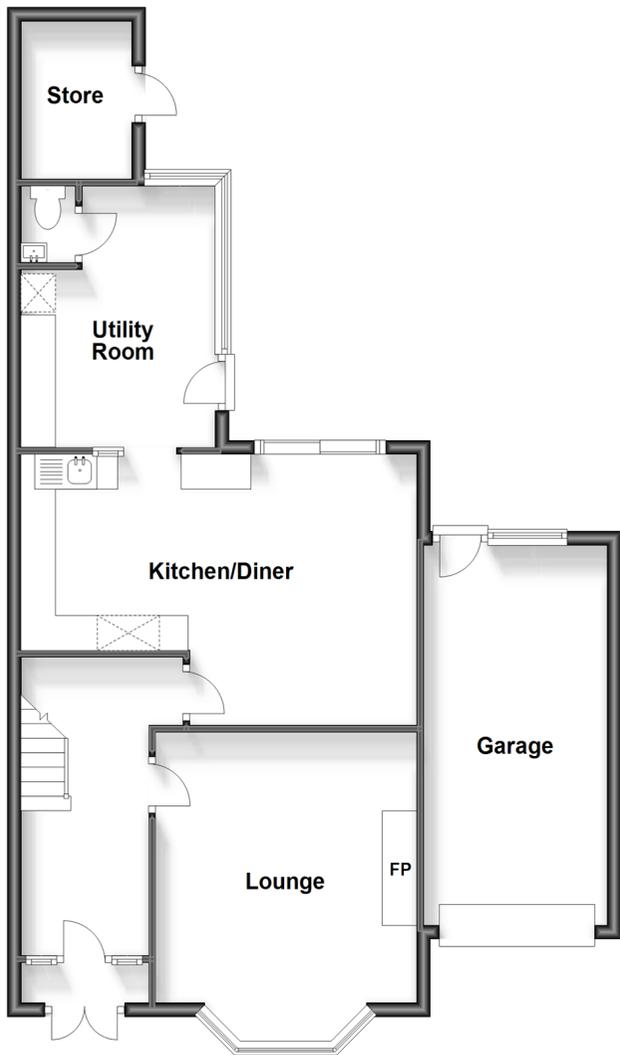
Beacon Road, Broadstairs, Kent, CT10

*Wards*

Helping you move forwards

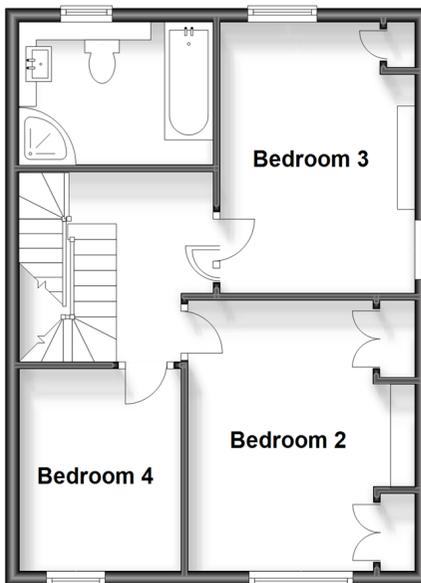
### Ground Floor

Approx. 74.7 sq. metres (803.7 sq. feet)



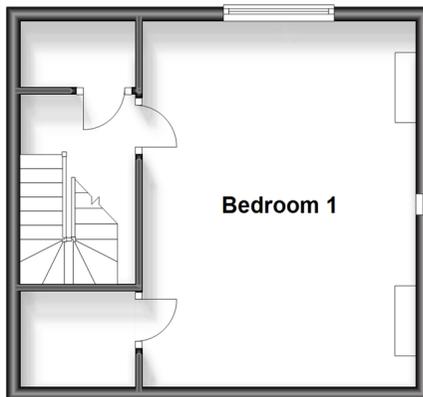
### First Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



### Second Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



## Accommodation

### GROUND FLOOR

- Entrance Hallway
- Kitchen/Diner: 18'6 x 12'7 (5.64m x 3.84m)
- Utility Room: 12'2 x 9'9 (3.71m x 2.97m)
- Downstairs Cloakroom
- Lounge: 14'9 x 12'3 (4.50m x 3.74m)

### FIRST FLOOR

- Landing
- Bathroom
- Bedroom 3: 12'6 x 8'4 (3.81m x 2.54m)
- Bedroom 2: 12'6 x 8'5 (3.81m x 2.57m)
- Bedroom 4: 9'4 x 7'9 (2.85m x 2.36m)

### SECOND FLOOR

- Landing
- Bedroom 1: 15'5 x 12'8 (4.70m x 3.86m)

### OUTSIDE

- Front Garden
- Garage & Off Road Parking
- Rear Garden



## Main features

- Perfectly portioned family house
- Garage with water and electric and off road parking
- Set across three floors
- Separate kitchen/diner with utility room
- Within walking distance to bus stop and local amenities

## 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
- 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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