

**OVER 60?**

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



**Guide Price**  
**£450,000**  
**Freehold**

4x  1x  2x 

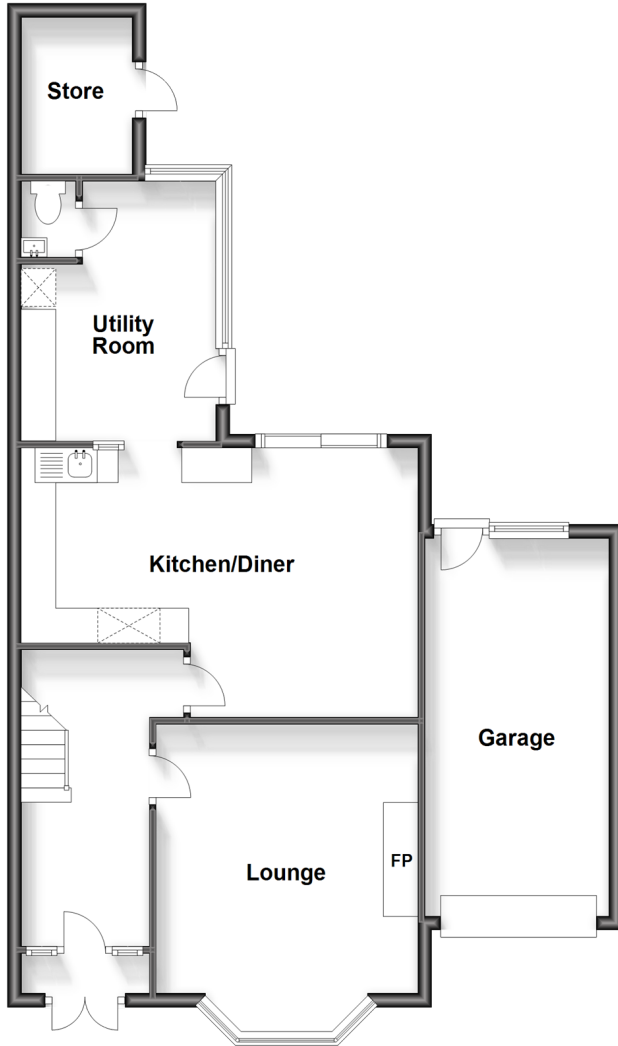
Beacon Road, Broadstairs, Kent, CT10

*Wards*  
Helping you move forwards



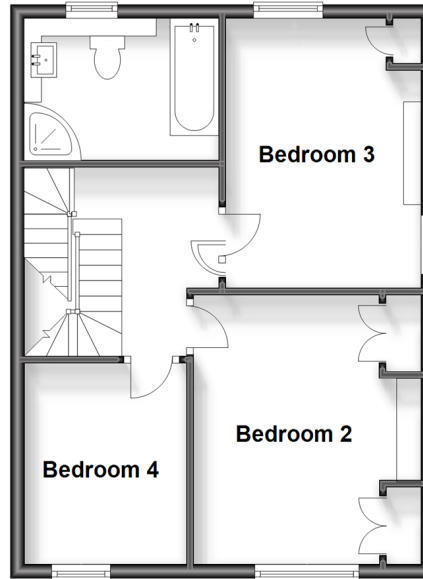
## Ground Floor

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



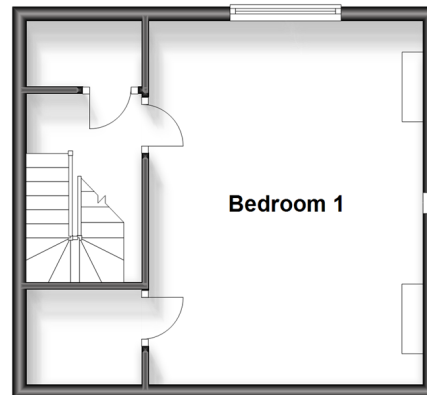
## First Floor

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](https://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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