

**OVER 60?**

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



**Price**

**£799,950**

**Freehold**

3x  2x  1x 

Dumpton Park Drive, Broadstairs, Kent,  
CT10

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge/Diner: 25'4 x 19'1 (7.73m x 5.82m)

Kitchen: 11'7 x 10'8 (3.53m x 3.25m)

Utility Area: 6'4 x 5'5 (1.93m x 1.65m)

Bedroom 3: 12'8 x 9'9 (3.86m x 2.97m)

Bedroom 2: 15'5 x 14'6 (4.70m x 4.42m)

Wet Room

### FIRST FLOOR

Landing/Study Area

Bedroom 1: 15'2 x 13'6 (4.63m x 4.12m)

En-suite Bathroom

### OUTSIDE

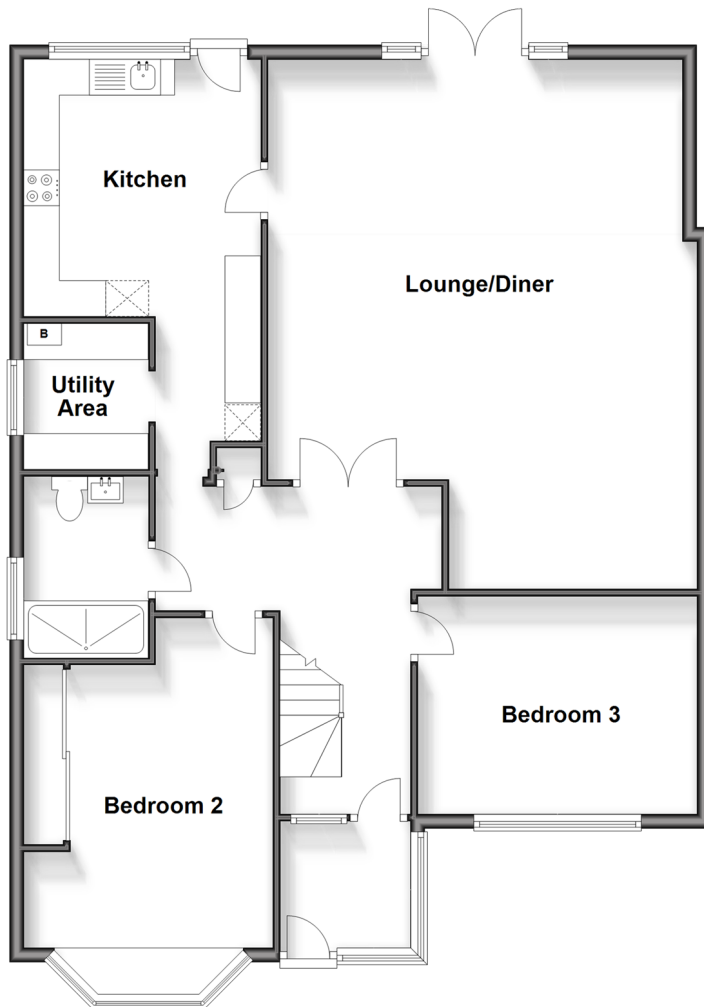
Front Garden

Garage & Off Road Parking

Rear Garden

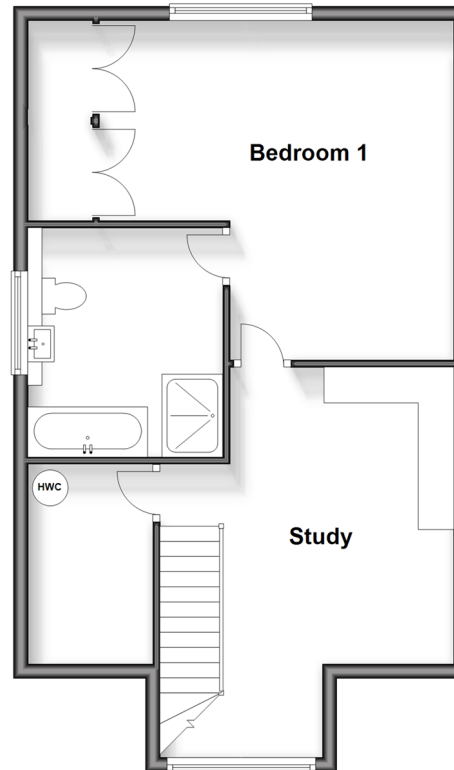
### Ground Floor

Approx. 109.4 sq. metres (1177.4 sq. feet)



### First Floor

Approx. 56.5 sq. metres (608.0 sq. feet)





## Main features

- Being sold Chain Free
- Large sunny rear garden offering scope to extend (STPP)
- Minutes from Dumpton Gap beach and Broadstairs town
- En suite shower room to main bedroom
- Modern fitted kitchen and utility room



### Nearest Schools

Primary Schools: Ramsgate, Holy Trinity C of E 0.4 miles, Newlands Primary 1.2 miles, St Ethelbert's Catholic 1.3 miles Secondary Schools: Bradstow School 0.4 miles, Hereson School 0.8 miles, Foreland School 1.2 miles, Chatham House Grammar School for Boys 1.8 miles



### Transport Information

Train Stations: Dumpton Park 0.9 miles, Broadstairs 1.1 miles, Ramsgate 2.0 miles



### Address

Dumpton Park Drive, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.





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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