



**Price**  
**£314,950**

**Leasehold**

1x  1x  1x 

Plot", Fairfield Road,  
Pearson House,  
Broadstairs, Kent, CT10  
2RY

*Wards*  
Helping you move forwards



## Main features

- Ground floor retirement flat for over 60's
- Kitchen with a range of integrated appliances
- Lounge ideal for entertaining friends and family
- Beautifully maintained landscaped communal gardens
- Easy access to bus routes
- Walking distance to Broadstairs town and sandy beaches

## Accommodation

### GROUND FLOOR

- Hallway
- Lounge: 17'10 x 9'2 (5.44m x 2.80m)
- Kitchen: 7'3 x 6'5 (2.21m x 1.96m)
- Bedroom : 17'10 x 12'4 (5.44m x 3.76m)
- Shower Room : 10'9 x 8'1 (3.28m x 2.47m)

### OUTSIDE

- Communal Garden
- Allocated Parking

### Ground Floor

Approx. 54.3 sq. metres (584.2 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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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