



**Price**

**£399,000**

**Leasehold**

2x  2x  1x 

Plot 14, Fairfield Road,  
Pearson House,  
Broadstairs, Kent, CT10  
2RY

*Wards*  
Helping you move forwards





## Main features

- **First floor retirement flat for over 60's**
- **Kitchen with a range of integrated appliances**
- **Bedroom with en-suite shower room**
- **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: 19'7 x 11'10 (5.97m x 3.61m)

Kitchen: 10'9 x 8'1 (3.28m x 2.47m)

Bedroom 1: 17'1 x 9'9 (5.21m x 2.97m)

En-suite Shower Room : 9'1 x 7'3 (2.77m x 2.21m)

Shower Room : 7'3 x 5'7 (2.21m x 1.70m)

Bedroom 2: 13'1 x 9'4 (3.99m x 2.85m)

### OUTSIDE

Communal Gardens

Allocated Parking

### Ground Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



**Call Broadstairs - 01843 602546 ■ [wardsof Kent.co.uk](http://wardsof Kent.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



10229118/20230914/ER/ATN