



**Guide Price**  
**£270,000**

**Freehold**

3x  1x  1x 

**Ash Close, Broadstairs,  
Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Chain Free!
- Large driveway offering ample off road parking
- Outbuilding in garden, ideal for an office
- Close to local schools, shops and bus routes
- Open plan lounge/diner onto the garden. Separate utility room

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hallway  
 Lounge: 13'6 x 12'3 (4.12m x 3.74m)  
 Dining/Family Area: 18'9 x 8'3 (5.72m x 2.52m)  
 Kitchen: 11'3 x 10'9 (3.43m x 3.28m)  
 Utility Room: 6'4 x 5'8 (1.93m x 1.73m)

### FIRST FLOOR

Landing  
 Bedroom 1: 13'3 x 8'8 (4.04m x 2.64m)  
 Bedroom 2: 10'5 x 6'7 (3.18m x 2.01m)  
 Bedroom 3: 11'9 x 9'1 (3.58m x 2.77m)  
 Bathroom

### OUTSIDE

Front Garden  
 Off Road Parking  
 Rear Garden

**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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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