



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Lawn Road, Broadstairs,  
Kent, CT10**

*Wards*  
Helping you move forwards





## Main features

- Chain free!
- Central location situated off the High Street
- Walking distance to beach
- Some modernisation required
- Garage and off-road parking

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 17'8 x 11'9 (5.39m x 3.58m)

Kitchen: 12'8 x 8'6 (3.86m x 2.59m)

### FIRST FLOOR

Landing

Balcony

Bedroom 2: 11'9 x 8'4 (3.58m x 2.54m)

Bedroom 3: 9'8 x 8'6 (2.95m x 2.59m)

Separate Toilet

Bathroom

Bedroom 1: 14'5 x 9'9 (4.40m x 2.97m)

### OUTSIDE

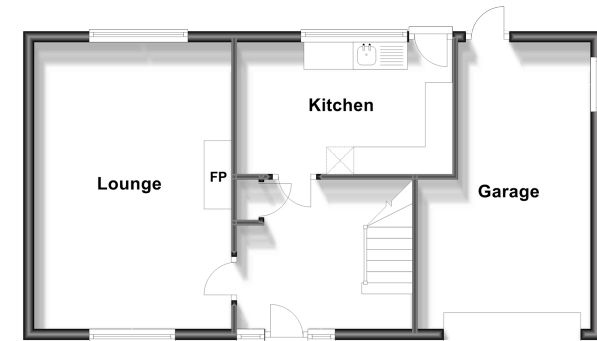
Front Garden

Garage & Off Road Parking

Rear Garden

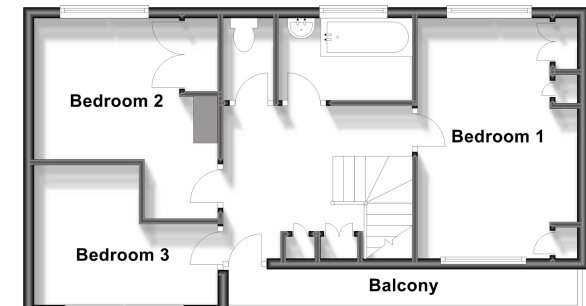
### Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.5 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

■ 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



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