



**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)

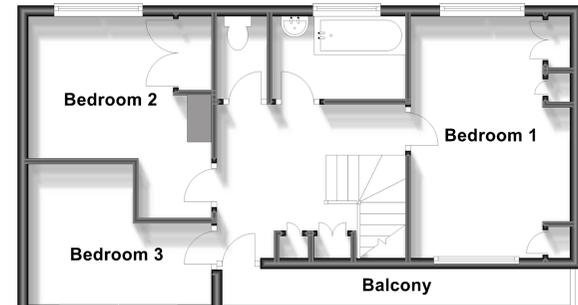
### OUTSIDE

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 ■ [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
- 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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