



Guide Price
£400,000

Freehold

4x  2x  2x 

**Sycamore Close,
Broadstairs, Kent, CT10**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Large plot with off road parking
- Annex in the garden with a bedroom and washroom
- Versatile layout with bedrooms on both floors
- Open plan living via French doors. Solar panels
- Located close to shops and catchment area for schools

Accommodation

GROUND FLOOR

Entrance Hallway
 Dining Room: 14'8 x 10'7 (4.47m x 3.23m)
 Bedroom 3: 10'8 x 8'9 (3.25m x 2.67m)
 Bedroom 4: 8'7 x 8'7 (2.62m x 2.62m)
 Family Bathroom
 Kitchen: 22'0 x 14'5 (6.71m x 4.40m)
 Conservatory: 19'6 x 7'8 (5.95m x 2.34m)
 Lounge: 16'6 x 9'5 (5.03m x 2.87m)
 Annex: 13'6 x 13'4 (4.12m x 4.07m)

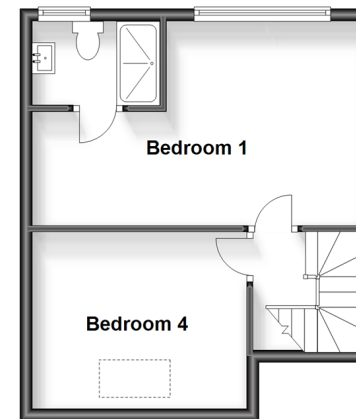
FIRST FLOOR

Landing
 Bedroom 1: 16'2 x 11'2 (4.93m x 3.41m)
 En-Suite Shower Room
 Bedroom 2: 11'4 x 9'5 (3.46m x 2.87m)

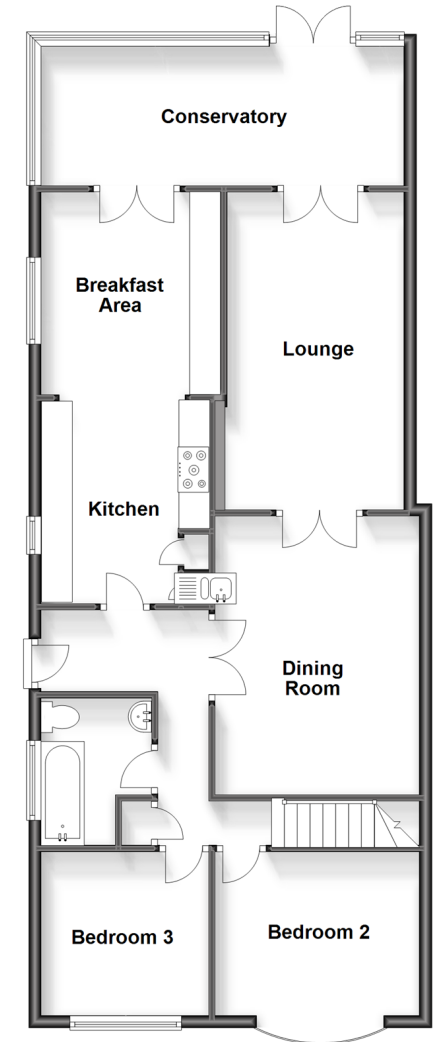
OUTSIDE

Front Garden
 Garage & Off Road Parking
 Rear Garden

First Floor
 Approx. 31.7 sq. metres (341.5 sq. feet)



Ground Floor
 Approx. 94.3 sq. metres (1015.0 sq. feet)



Call Broadstairs - 01843 602546 ■ 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.