



**Price**  
**£525,000**

**Freehold**

3x  2x  2x 

**Swinburne Avenue,  
Broadstairs, Kent, CT10**

**OVER 60?**

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

*Wards*

Helping you move forwards



## Main features

- Renovated to a wonderful specification
- Spacious bedroom 1 with en-suite shower room
- Extended kitchen
- Walking distance to the train station and bus stop
- Within the catchment for St Mildred's School

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 14'3 x 11'11 (4.35m x 3.63m)

Dining Room (used as Study): 11'11 x 9'10 (3.63m x 3.00m)

Kitchen: 25'8 x 8'8 (7.83m x 2.64m)

### FIRST FLOOR

Landing

Shower Room

Bedroom 3: 7'7 x 7'5 (2.31m x 2.26m)

Bedroom 2: 12'3 x 9'10 (3.74m x 3.00m)

Bedroom 1: 14'7 x 12'9 (4.45m x 3.89m)

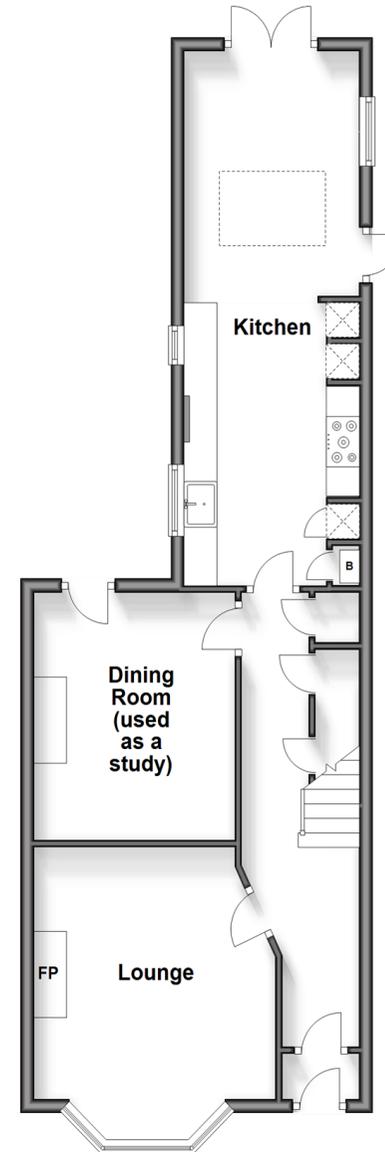
En-suite Shower Room

### OUTSIDE

Front & Rear Gardens

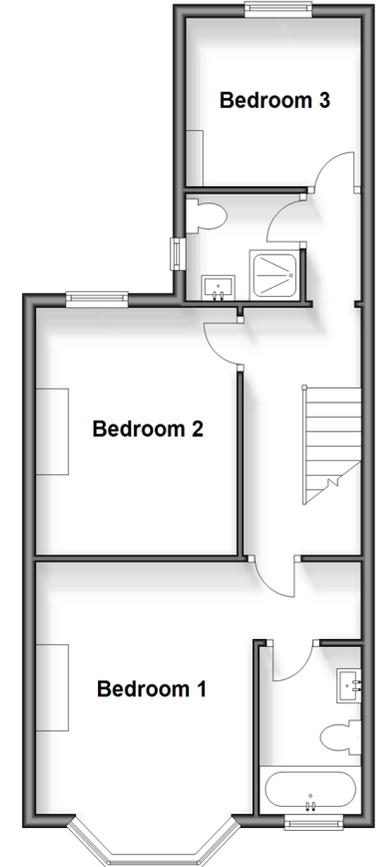
### Ground Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.0 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
- 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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