



**Price**  
**£650,000**

**Freehold**

4x  2x  1x 

**Lerryn Gardens,  
Broadstairs, Kent, CT10**

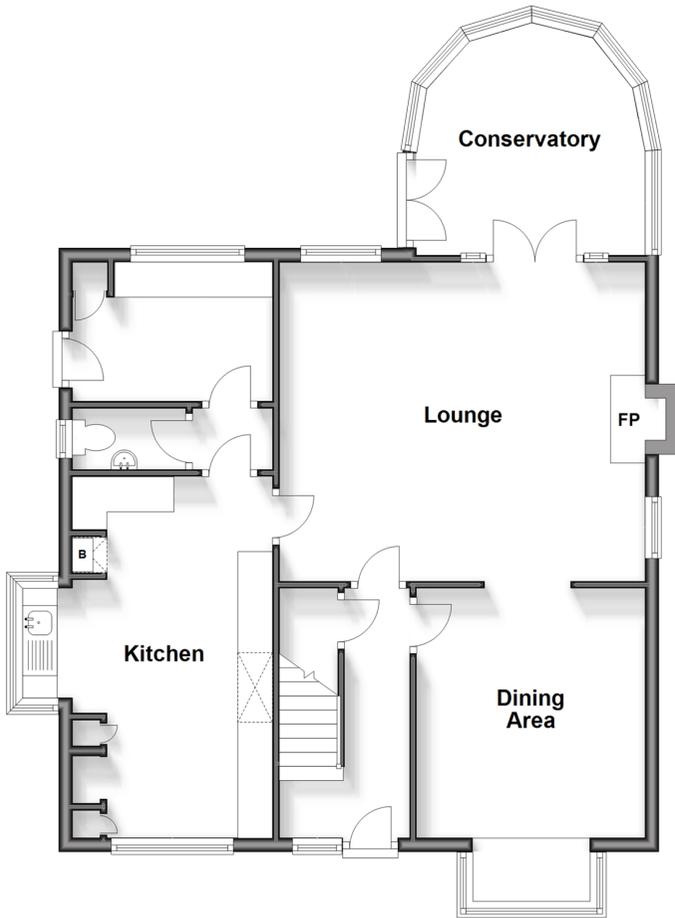
**OVER 60?**

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

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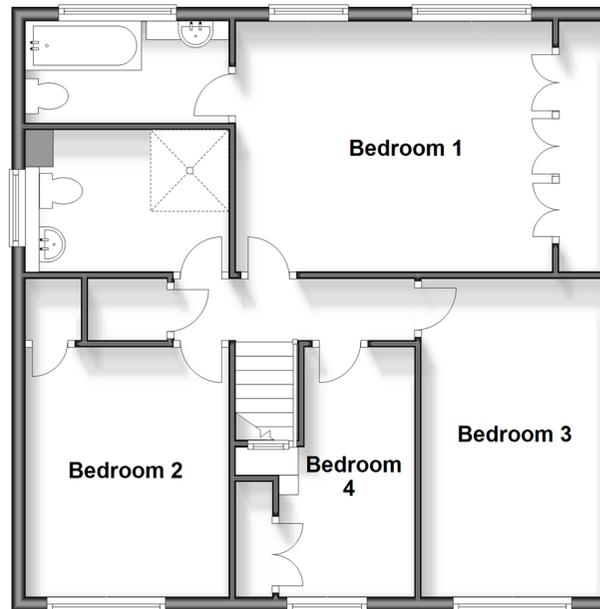
### Ground Floor

Approx. 79.8 sq. metres (859.3 sq. feet)



### First Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 17'2 x 14'8 (5.24m x 4.47m)

Dining Area: 11'7 x 10'7 (3.53m x 3.23m)

Kitchen: 17'3 x 12'2 (5.26m x 3.71m)

Downstairs Cloakroom

Utility Room: 9'2 x 7'0 (2.80m x 2.14m)

Conservatory

### FIRST FLOOR

Landing

Bedroom 2: 12'0 x 9'4 (3.66m x 2.85m)

Bedroom 1: 15'1 x 11'2 (4.60m x 3.41m)

En-suite Bathroom

Bedroom 4: 11'7 x 8'3 (3.53m x 2.52m)

Bedroom 3: 15'0 x 8'6 (4.58m x 2.59m)

Family Bathroom

### OUTSIDE

Front Garden

Double Garage: 17'7 x 15'2 (5.36m x 4.63m)

Off Road Parking

Rear Garden

2 x Outside Storage: 8'8 x 3'9 (2.64m x 1.14m)

Hot Tub Area: 11'3 x 10'4 (3.43m x 3.15m)



## Main features

- Spacious corner plot with ample garden space
- Detached double garage with Off-Road parking
- Utility room and downstairs cloakroom
- Scope to extend subject to planning permission
- Catchment area for some of the best schools in Thanet



### Nearest Schools

Primary Schools: St Peter-in-Thanet CofE 0.4 miles, St Joseph's Catholic 0.8 miles, Northdown 0.9 miles.  
Secondary Schools: The Foreland 0.6 miles, Stone Bay 0.8 miles, St Anthony's 1.0 miles, Dane Court Grammar 1.2 miles, St George's C of E Foundation 1.4 miles



### Transport Information

Train Stations: Broadstairs 1.1 miles, Dumpton Park 2.1 miles, Margate 2.5 miles



### Address

Lerryn Gardens, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.



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Call Broadstairs Branch 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
- 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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