



**Guide Price**

**£750,000**

**Freehold**

6x  3x  2x 

**The Vale, Broadstairs,  
Kent, CT10**

**OVER 60?**

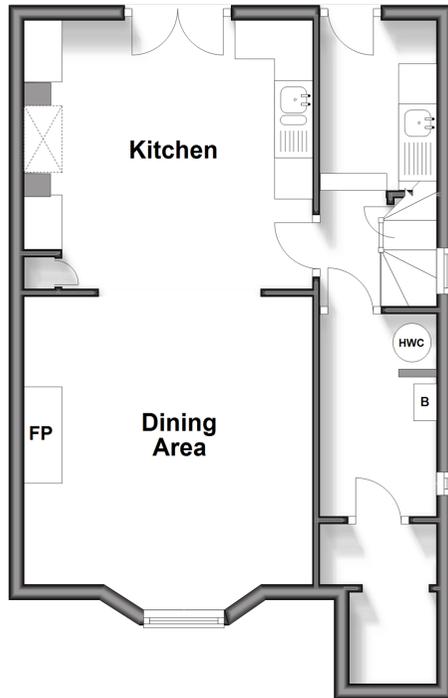
Secure this property  
for up to **59% less!**

*Wards*

Helping you move forwards

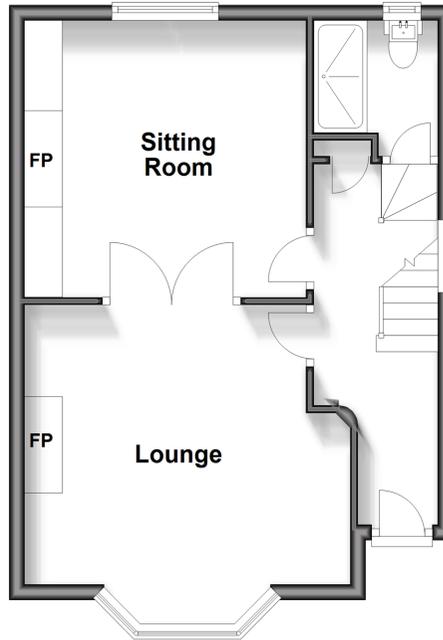
## Split Level Lower Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



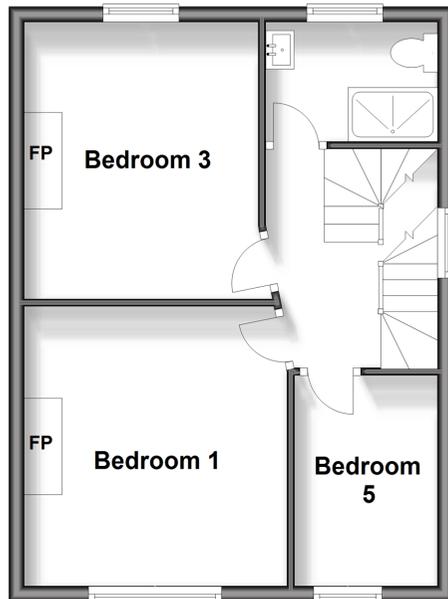
## Split Level Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



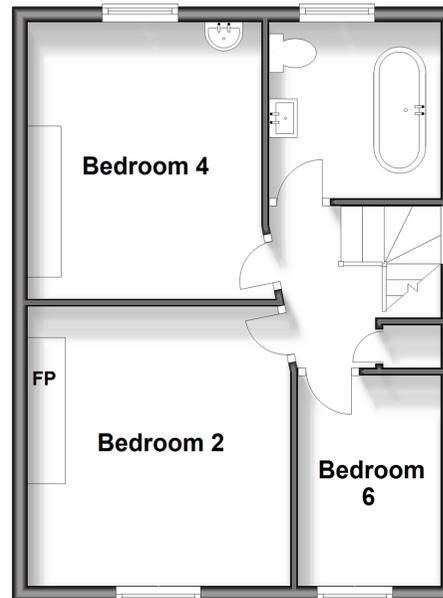
## First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



## Second Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Lounge : 14'4 x 12'1 (4.37m x 3.69m)

Dining area: 12'0 x 11'7 (3.66m x 3.53m)

Shower Room

### LOWER GROUND FLOOR

Utility Room: 8'5 x 5'0 (2.57m x 1.53m)

Kitchen: 11'8 x 11'7 (3.56m x 3.53m)

Dining Area : 13'6 x 12'1 (4.12m x 3.69m)

Storage : 8'6 x 5'1 (2.59m x 1.55m)

### FIRST FLOOR

Landing

Bedroom 1: 11'9 x 11'3 (3.58m x 3.43m)

Bedroom 3: 11'8 x 10'1 (3.56m x 3.08m)

Shower Room

Bedroom 5: 8'6 x 6'1 (2.59m x 1.86m)

### SECOND FLOOR

Landing

Bedroom 6: 8'7 x 5'8 (2.62m x 1.73m)

Bedroom 2: 12'0 x 11'9 (3.66m x 3.58m)

Bedroom 4: 11'8 x 10'6 (3.56m x 3.20m)

Family Bathroom

### OUTSIDE

Off Road Parking

Rear Garden



## Main features

- Chain Free!
- Off road parking
- Sunny flint walled rear garden
- Central Broadstairs location within minutes to the beach and town
- Immaculately presented
- Fully fitted kitchen with marble worktops

## Nearest Schools

Primary Schools: Upton Junior 0.3 miles, Holy Trinity C of E Primary 0.6 miles, St Joseph's Catholic Primary 0.6 miles. Secondary Schools: Bradstow School 0.2 miles, Hereson School 0.2 miles, Charles Dickens School 0.7 miles, Dane Court Grammar 0.8 miles, St George's C of E

## Transport Information

Train Stations: Broadstairs 0.3 miles, Dumpton Park 0.8 miles, Ramsgate 1.6 miles

## Address

The Vale, Broadstairs, Kent, CT10

## Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Broadstairs Branch 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



16002833/20240406/EB/ATN