



**Guide Price**  
**£335,000**

**Freehold**

3x  2x  1x 

**St. James Park Road,  
Westbrook, Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Perfect family home with handy study
- Wonderful addition of a summer house to the beautiful rear garden
- Off road parking
- Ready for the new owners to move straight in
- Situated in a very popular area close to all local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 13'8 x 11'7 (4.17m x 3.53m)

Dining Area: 12'3 x 10'11 (3.74m x 3.33m)

Kitchen : 16'1 x 11'4 (4.91m x 3.46m)

Study: 6'8 x 5'7 (2.03m x 1.70m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1 : 12'10 x 11'3 (3.91m x 3.43m)

Bedroom 2 : 12'5 x 11'1 (3.79m x 3.38m)

Bedroom 3 : 8'6 x 6'1 (2.59m x 1.86m)

Bathroom

### OUTSIDE

Off Road Parking

Garden to Rear

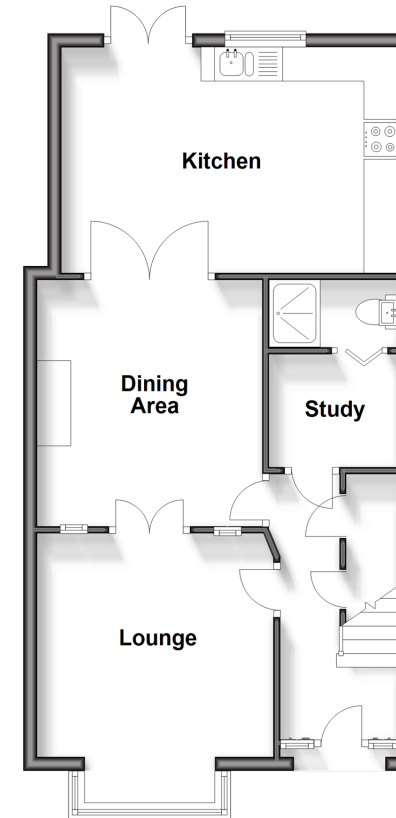
Summer House: 10'7 x 8'7 (3.23m x 2.62m)

**Call Birchington - 01843 842551 ■ [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.

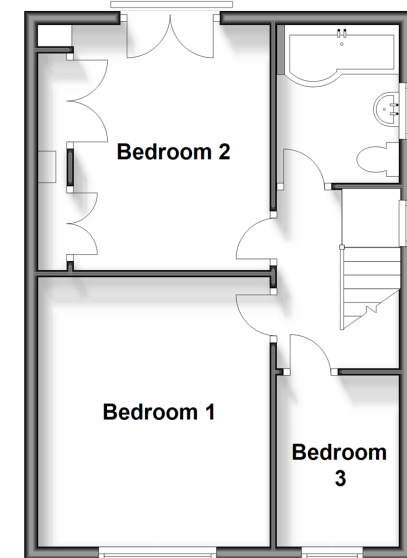
### Ground Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



10120394/20240604/LM/DS