



**Guide Price**  
**£325,000**

**Freehold**

5x  1x  1x 

**Victoria Avenue, St.  
Peters, Broadstairs,  
Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Plenty of space for all the family
- Kitchen and dining area ideal for entertaining friends and family
- Off road parking
- Easy to maintain sunny rear garden
- Popular residential area close to all local amenities

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 13'6 x 13'2 (4.12m x 4.02m)

kitchen : 16'11 x 6'5 (5.16m x 1.96m)

Dining Area: 11'0 x 10'9 (3.36m x 3.28m)

Cloakroom

Bathroom

Bedroom 1: 10'9 x 6'9 (3.28m x 2.06m)

Bedroom 2: 17'11 x 6'9 (5.46m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 3: 13'9 x 11'7 (4.19m x 3.53m)

Shower Room

Bedroom 4: 14'3 x 7'6 (4.35m x 2.29m)

Bedroom 5: 9'2 x 8'7 (2.80m x 2.62m)

### OUTSIDE

Front Garden

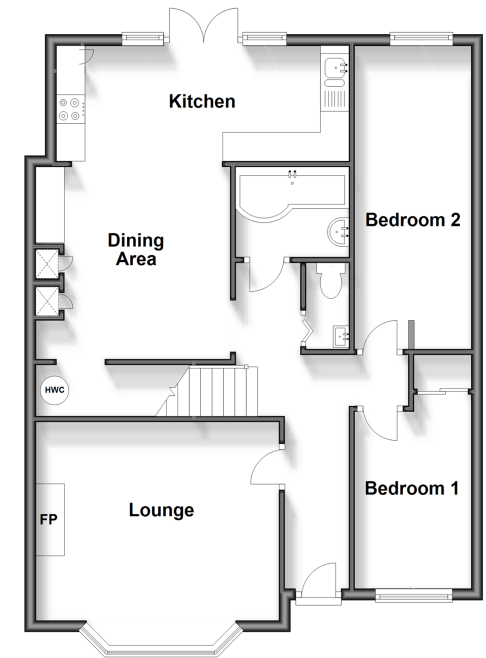
Off Road Parking

Rear Garden

**Call Broadstairs - 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
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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. 74.1 sq. metres (797.1 sq. feet)



**First Floor**  
Approx. 43.6 sq. metres (469.3 sq. feet)

