



Price
£600,000

Freehold

3x  3x  1x 

**Cumberland Avenue,
Broadstairs, Kent, CT10**

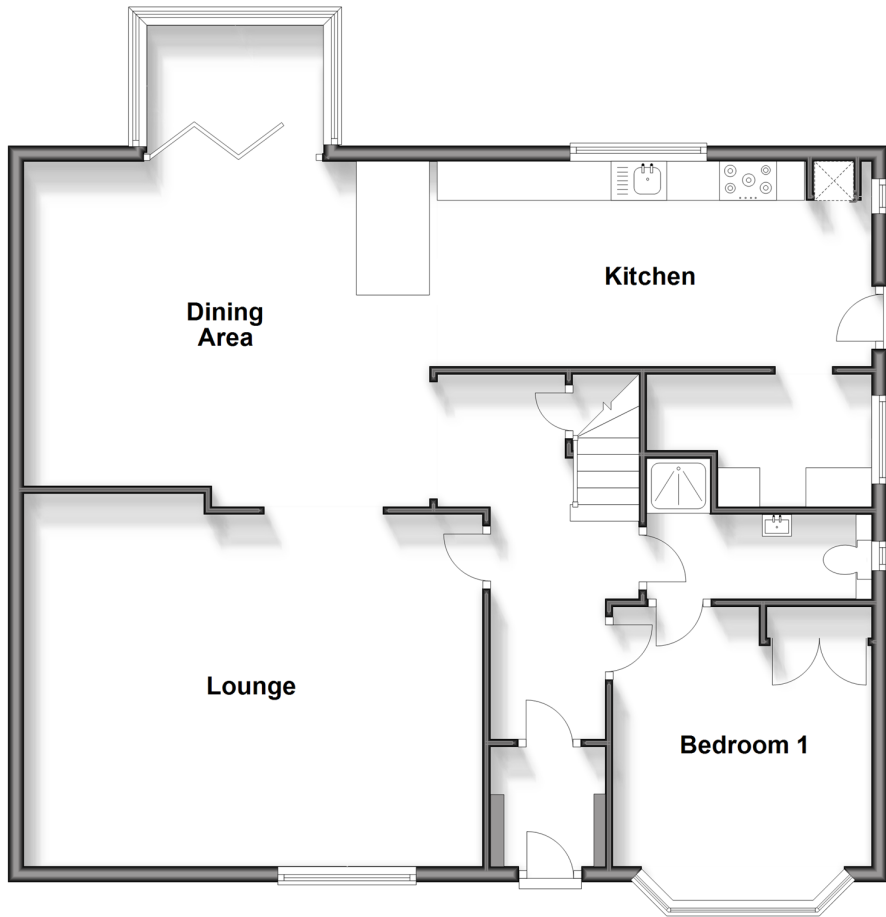
OVER 60?

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

Wards
Helping you move forwards

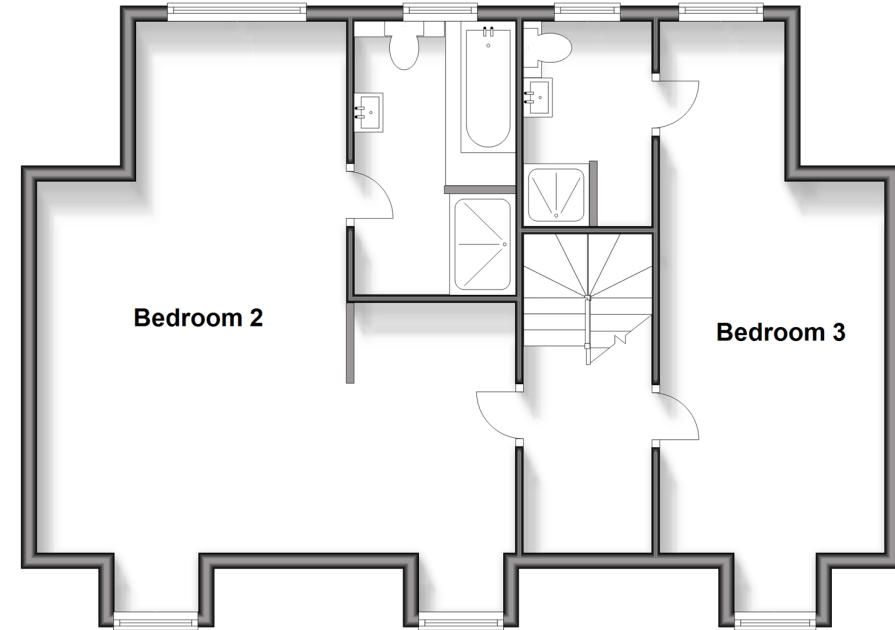
Ground Floor

Approx. 102.3 sq. metres (1101.5 sq. feet)



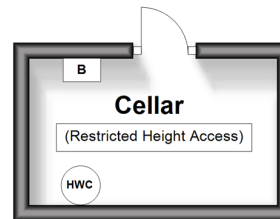
First Floor

Approx. 71.1 sq. metres (765.4 sq. feet)



Basement

Approx. 6.0 sq. metres (64.1 sq. feet)



Accommodation

GROUND FLOOR

Hallway
 Kitchen/Diner: 35'5 x 14'10 (10.80m x 4.52m)
 Conservatory: 7'4 x 6'1 (2.24m x 1.86m)
 Lounge: 19'6 x 14'5 (5.95m x 4.40m)
 Bedroom 1: 12'9 x 10'11 (3.89m x 3.33m)
 Shower Room : 9'6 x 3'3 (2.90m x 0.99m)
 Utility Room : 10'7 x 4'9 (3.23m x 1.45m)

BASEMENT

Cellar

FIRST FLOOR

Landing
 Bedroom 2: 24'11 x 9'4 (7.60m x 2.85m)
 En-suite Shower Room : 8'10 x 5'5 (2.69m x 1.65m)
 Bedroom 3: 24'11 x 19'11 (7.60m x 6.07m)
 En-suite Shower Room: 11'7 x 6'7 (3.53m x 2.01m)

OUTSIDE

Front Garden
 Off Road Parking
 Rear Garden



Main features

- Immaculate well presented and ready for you to move straight in
- Open plan kitchen/dining area
- Amazing sunny rear garden with raised decking ideal for entertaining
- Basement handy for storage
- Off road parking
- Within walking distance to Broadstairs vibrant town and award winning sandy beaches



Nearest Schools

Primary Schools: St Joseph's Catholic Primary, Broadstairs 0.7 miles, Upton Junior School 0.8 miles, St Peter-in-Thamet CofE Junior School 0.8 miles

Secondary Schools: Stone Bay School 0.6 miles, The



Transport Information

Train Stations: Broadstairs 0.5 miles, Dumpton Park 2.0 miles, Ramsgate 3.0 miles



Address

Cumberland Avenue, 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



- 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.



10229430/20240921/TB/ER