



**Guide Price**

**£500,000**

**Freehold**

3x  1x  1x 

**Harmsworth Gardens,  
Broadstairs, Kent, CT10**

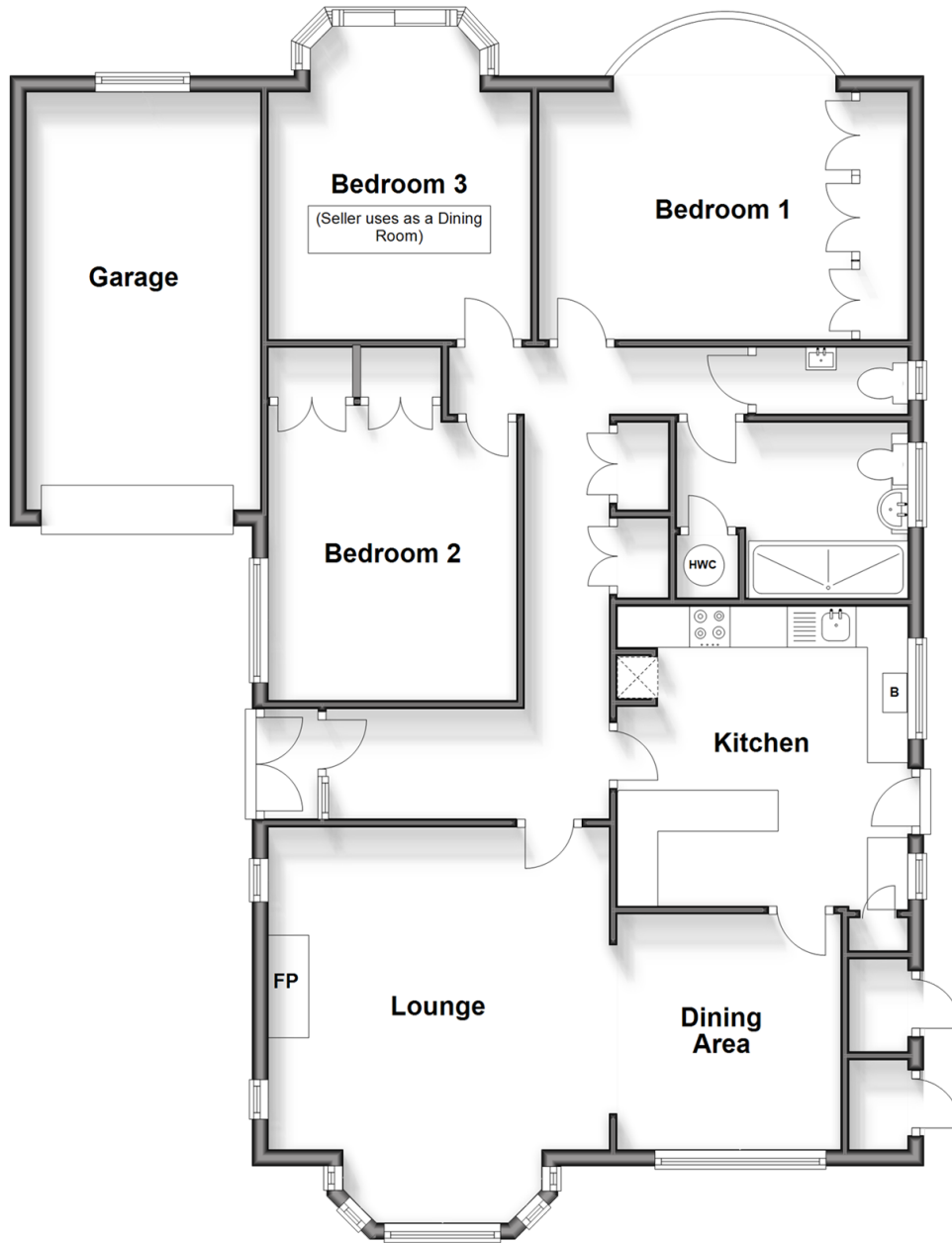
**OVER 60?**

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

*Wards*  
Helping you move forwards

## Ground Floor

Approx. 121.4 sq. metres (1306.8 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 13'10 x 13'6 (4.22m x 4.12m)

Dining Area: 9'2 x 9'0 (2.80m x 2.75m)

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

Shower Room : 9'3 x 6'10 (2.82m x 2.08m)

Separate Toilet

Bedroom 1: 13'7 x 13'5 (4.14m x 4.09m)

Bedroom 2: 13'6 x 11'4 (4.12m x 3.46m)

Bedroom 3 used as dining room: 12'6 x 9'11  
(3.81m x 3.02m)

### OUTSIDE

Front Garden

Garage

Off Road Parking

Rear Garden





## Main features

- Chain free
- Tucked away in a quiet cul-de-sac
- Situated on a large plot with scope to extend subject to relevant planning permissions
- Well established sunny rear garden
- Separate lounge and dining area ideal for entertaining
- Centralised Broadstairs location close to all the local amenities and sandy beaches



### Nearest Schools

Primary Schools: St Joseph's Catholic Primary, Broadstairs 0.2 miles, Upton Junior School 0.4 miles, St Peter-in-Thamet CofE Junior School 0.4 miles  
Secondary Schools: The Charles Dickens School 0.5 miles, Dane Court Grammar School 0.7 miles, St George's C Of E



### Transport Information

Train Stations: Broadstairs 0.2 miles, Dumpton Park 1.3 miles, Ramsgate 1.9 miles



### Address

Harmsworth Gardens, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.





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.



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