



**Guide Price**  
**£500,000**

**Freehold**

4x  2x  2x 

**Grange Way,  
Broadstairs, Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Situated on a corner plot
- Offered to the market chain free
- Garage and driveway
- Open plan kitchen diner
- Sought after location in a quiet cul de sac

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 20'5 x 12'2 (6.23m x 3.71m)

Study: 12'3 x 8'3 (3.74m x 2.52m)

Kitchen/Dining Area: (L-shaped) 19'5 x 18'3 (5.92m x 5.57m) plus 7'8 x 8'3 (2.34m x 2.52m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 : 13'1 x 10'0 (3.99m x 3.05m)

En suite

Bedroom 2 : 10'5 x 10'3 (3.18m x 3.13m)

Bedroom 3: 12'5 x 8'1 (3.79m x 2.47m)

Bedroom 4: 8'3 x 8'2 (2.52m x 2.49m)

Bathroom

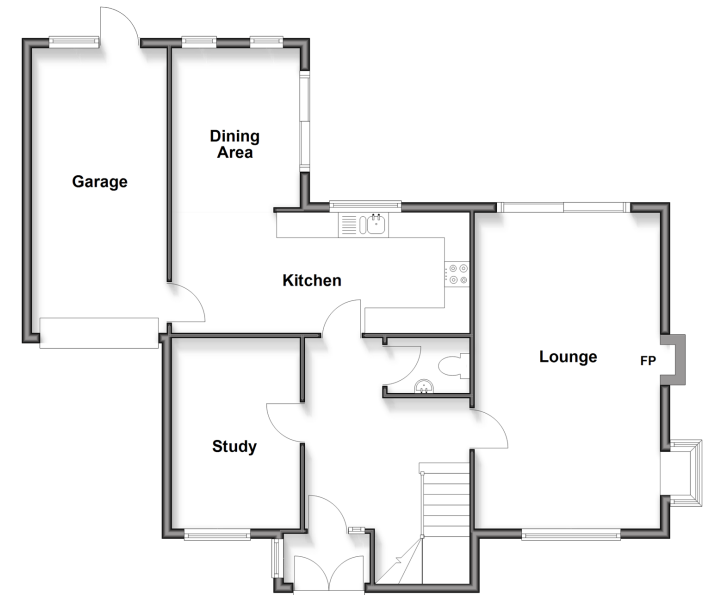
### OUTSIDE

Garage

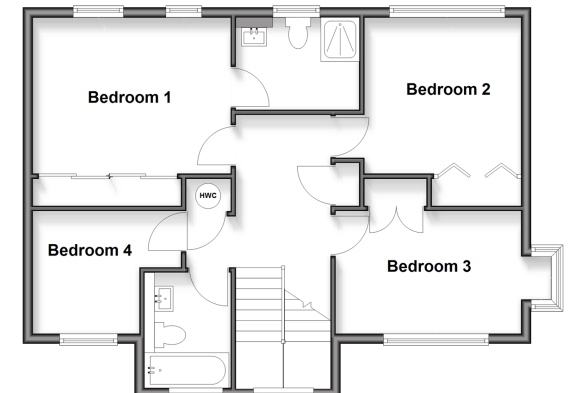
Driveway

Front and Rear Gardens

**Ground Floor**  
Approx. 89.4 sq. metres (962.2 sq. feet)



**First Floor**  
Approx. 65.4 sq. metres (703.6 sq. feet)



**Call Broadstairs - 01843 602546 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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 50% less, by purchasing a Lifetime Lease.



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