

**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**The Silvers, Broadstairs,  
Kent, CT10**



**OVER 60?**  
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Well presented throughout
- Chain free
- Off road parking & Garage
- Utility room
- Popular residential location close to schools, shops & transport links

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Lounge: 24'5 x 12'6 (7.45m x 3.81m)
- Kitchen : 15'2 x 10'6 (4.63m x 3.20m)
- Utility : 5'7 x 4'5 (1.70m x 1.35m)
- Cloakroom : 4'4 x 4'2 (1.32m x 1.27m)

### FIRST FLOOR

- Landing
- Bathroom : 6'2 x 6'0 (1.88m x 1.83m)
- Bedroom 2 : 13'11 x 9'7 (4.24m x 2.92m)
- Bedroom 1 : 11'4 x 9'4 (3.46m x 2.85m)
- Bedroom 3 : 10'3 x 5'10 (3.13m x 1.78m)

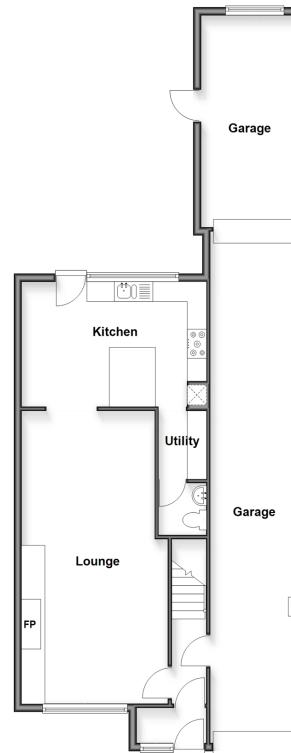
### OUTBUILDING

- Workshop: 18'5 x 9'3 (5.62m x 2.82m)

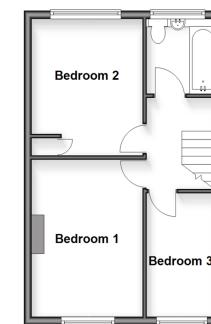
### OUTSIDE

- Garage: 16'5 x 8'6 (5.01m x 2.59m)

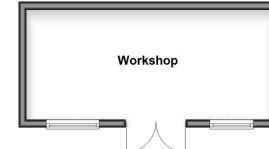
**Ground Floor**  
Approx. 97.8 sq. metres (1052.6 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (397.5 sq. feet)



**Outbuilding**  
Approx. 17.5 sq. metres (186.7 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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING: **C** | CURRENT: **C(78)** | POTENTIAL: **B(82)**

