



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Beacon Road,  
Broadstairs, Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Ideal family house
- Off road parking and garage
- Ready to put your own stamp on
- No chain
- Located close to shops, schools & transport links

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge : 14'6 x 14'3 (4.42m x 4.35m)  
 Dining Room: 13'3 x 10'2 (4.04m x 3.10m)  
 Kitchen: 10'3 x 9'9 (3.13m x 2.97m)  
 Utility  
 Bar: 8'4 x 7'7 (2.54m x 2.31m)

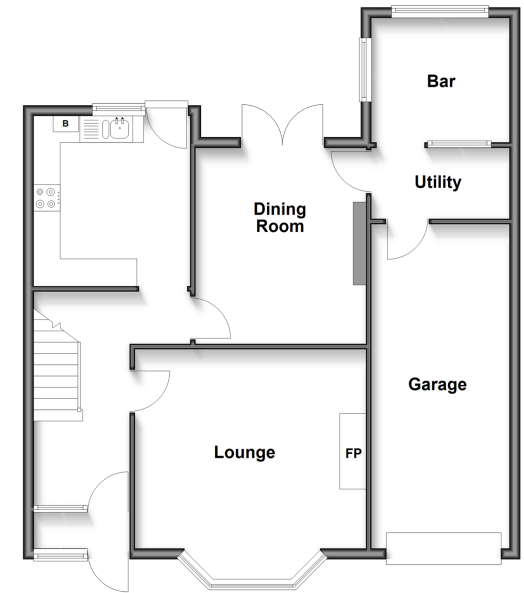
### FIRST FLOOR

Landing  
 Bathroom: 6'4 x 4'5 (1.93m x 1.35m)  
 Separate Toilet  
 Bedroom 1 : 13'1 x 12'4 (3.99m x 3.76m)  
 Bedroom 2 : 15'7 x 13'0 (4.75m x 3.97m)  
 Bedroom 3 : 9'9 x 7'3 (2.97m x 2.21m)

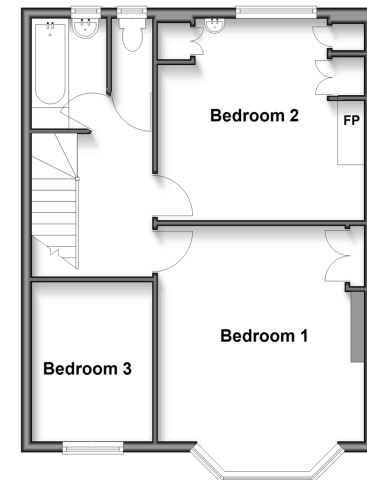
### OUTSIDE

Front & Rear Gardens  
 Driveway  
 Garage

**Ground Floor**  
 Approx. 59.6 sq. metres (641.5 sq. feet)



**First Floor**  
 Approx. 50.5 sq. metres (543.4 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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