



Price
£300,000

Freehold

3x  1x  1x 

**Sussex Avenue,
Canterbury, Kent, CT1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Ideal family home close to schools and grammar school
- Great sized garden with outbuilding with power
- Off road parking for convenience
- Close to amenities and a bus route
- Within walking distance to Canterbury city centre

Accommodation

GROUND FLOOR

Entrance Hallway
 Kitchen: 10'5 x 9'7 (3.18m x 2.92m)
 Dining Area: 9'9 x 9'7 (2.97m x 2.92m)
 Lounge: 14'0 x 10'6 (4.27m x 3.20m)
 Snug: 15'2 x 8'2 (4.63m x 2.49m)

FIRST FLOOR

Landing
 Bedroom 1: 14'1 x 10'5 (4.30m x 3.18m)
 Bedroom 2: 14'0 x 9'2 (4.27m x 2.80m)
 Bedroom 3: 9'2 x 7'0 (2.80m x 2.14m)
 Bathroom

OUT BUILDING

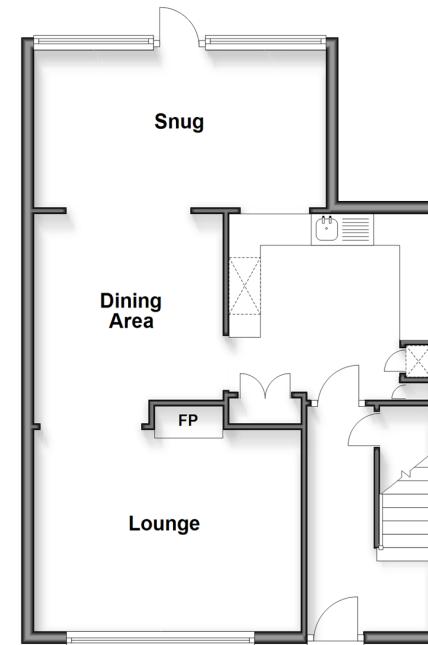
Store Room
 Separate Toilet

OUTSIDE

Front Garden
 Off Road Parking
 Rear Garden

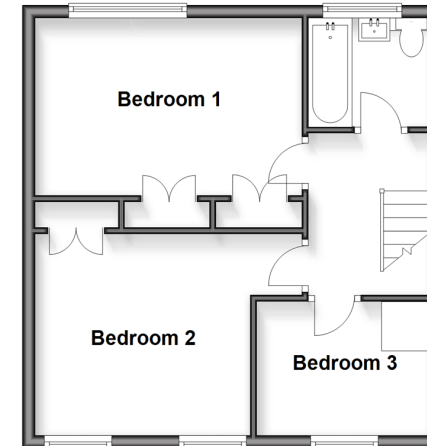
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



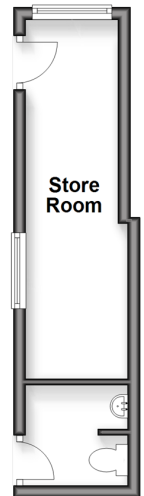
First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Outbuilding

Approx. 11.5 sq. metres (124.3 sq. feet)



Call Canterbury - 01227 766669 ■ wardsof Kent.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.



10349522/20251119/TG/CB