

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



**Guide Price  
£550,000  
Freehold**

4x 2x 2x

**Pollard Place, Whitstable, Kent, CT5**

*Wards*  
Helping you move forwards



## Main features

- A spacious family home
- Quiet cul-de-sac location
- Generous rear garden wrapping around the property
- Double garage and off road parking
- Close to shops and Estuary View Medical Centre



## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Cloakroom  
 Lounge: 16'0 x 11'0 (4.88m x 3.36m)  
 Dining Room: 10'11 x 9'0 (3.33m x 2.75m)  
 Study: 9'0 x 7'0 (2.75m x 2.14m)  
 Kitchen: 15'0 x 8'0 (4.58m x 2.44m)  
 Garden Room: 16'0 x 11'0 (4.88m x 3.36m)

### FIRST FLOOR

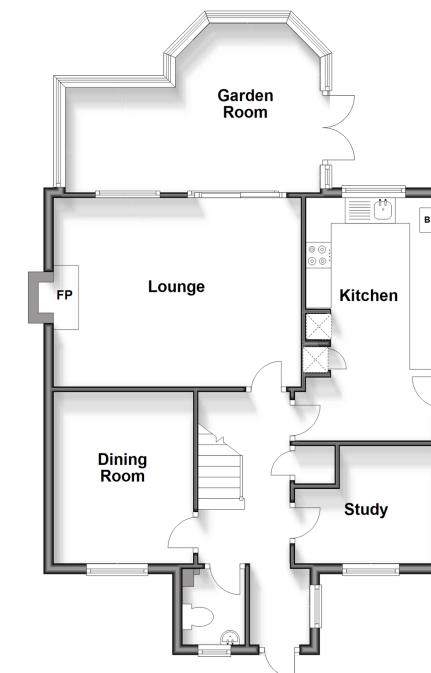
Landing  
 Bedroom 1: 12'0 x 12'0 (3.66m x 3.66m)  
 En-Suite Shower Room  
 Bathroom  
 Bedroom 2: 12'0 x 9'0 (3.66m x 2.75m)  
 Bedroom 3: 11'0 x 9'0 (3.36m x 2.75m)  
 Bedroom 4: 11'0 x 8'10 (3.36m x 2.69m)

### OUTSIDE

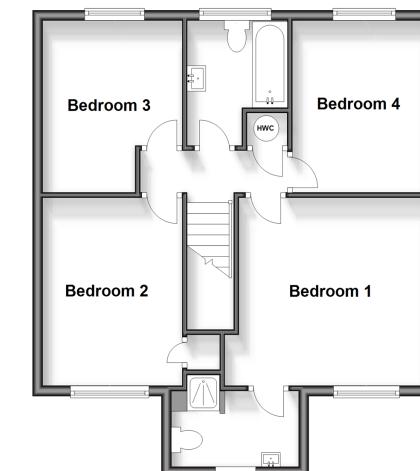
Driveway  
 Double Garage  
 Rear Garden



**Ground Floor**  
 Approx. 72.3 sq. metres (778.3 sq. feet)



**First Floor**  
 Approx. 58.2 sq. metres (626.7 sq. feet)



Call Whitstable - 01227 772272 ■ [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.



CURRENT:  
 C(70)

POTENTIAL:  
 C(80)



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