



Guide Price
£450,000

Freehold

2x  1x  1x 

**Linden Avenue,
Broadstairs, Kent, CT10**

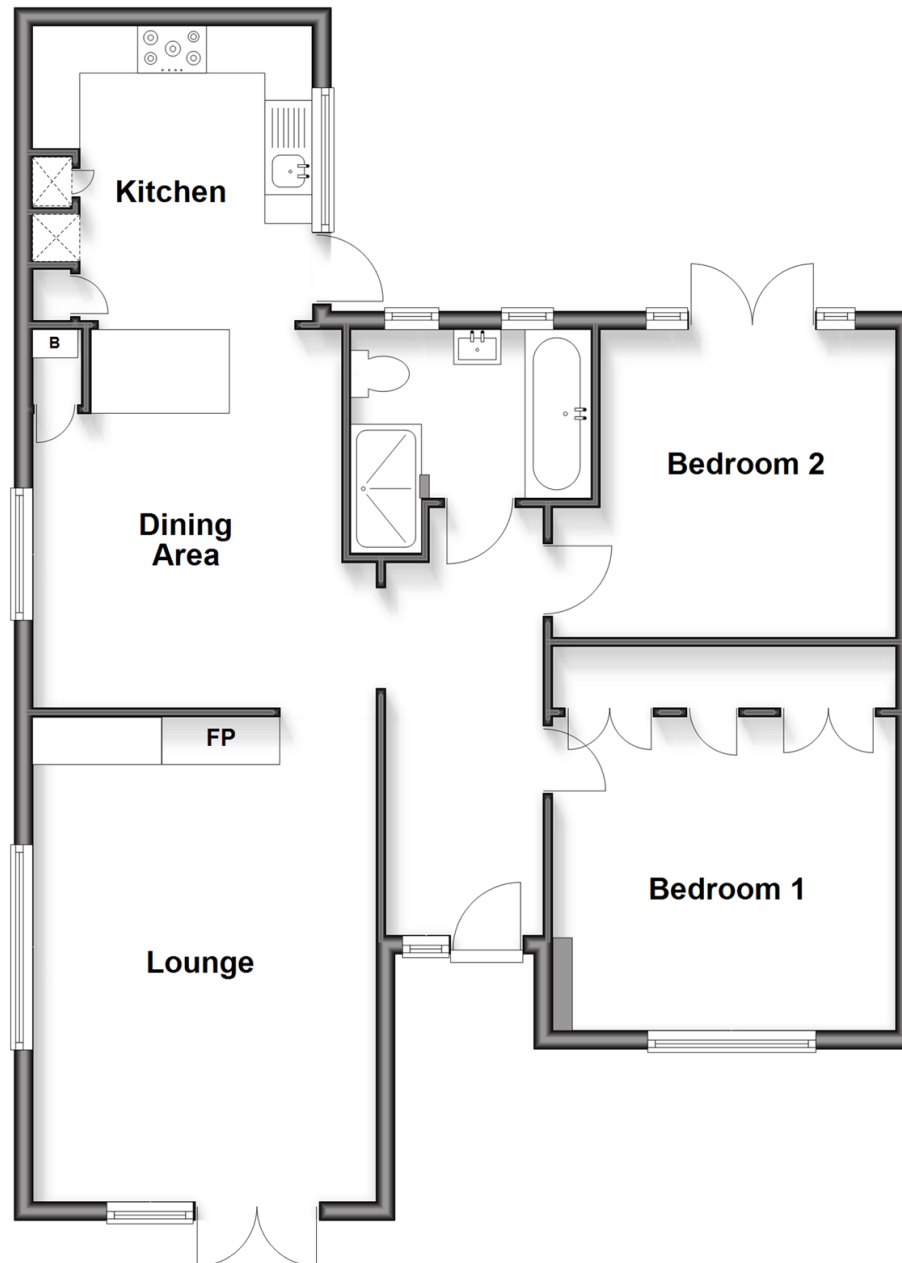
OVER 60?

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

Wards
Helping you move forwards

Ground Floor

Approx. 82.5 sq. metres (887.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Kitchen/Dining Area: 24'3 x 10'4 (7.40m x 3.15m)

Lounge: 16'0 x 11'9 (4.88m x 3.58m)

Bedroom 1: 11'8 x 11'2 (3.56m x 3.41m)

Bedroom 2: 11'8 x 10'9 (3.56m x 3.28m)

Bathroom

OUTSIDE

Front & Rear Garden

Garage



Main features

- Immaculately presented throughout
- Private front & rear gardens
- Garage
- Modern bathroom and kitchen
- Sought after location, within walking distance of shops and sandy beaches



Nearest Schools

Primary Schools: St Joseph's Catholic Primary, Broadstairs 0.7 miles, St Peter-in-Thanet CofE Junior School 0.9 miles, Upton Junior School 1.2 miles

Secondary Schools: The Foreland School 0.5 miles, Stone



Transport Information

Train Stations: Broadstairs 1.2 miles, Dumpton Park 1.9 miles, Ramsgate 3.2 miles



Address

Linden Avenue, Broadstairs, Kent, CT10



Directions

For directions to this property please contact us.



Call Broadstairs Branch 01843 602546 ■ wardsofkent.co.uk



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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