



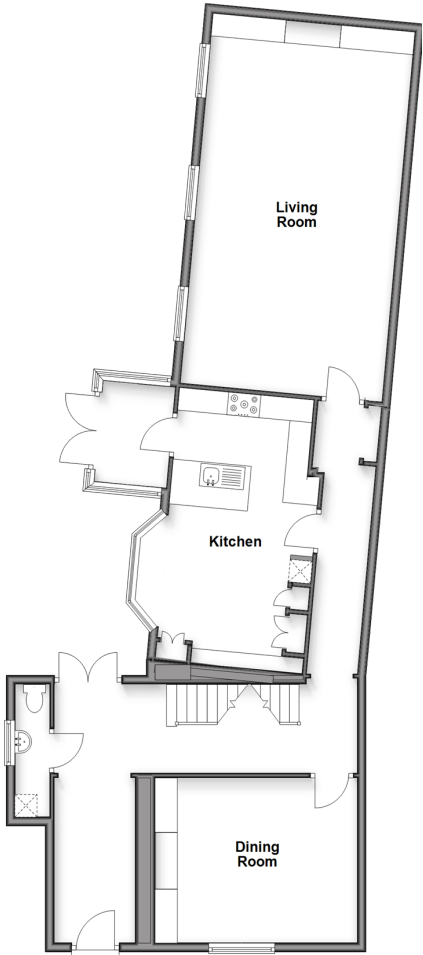
**Guide Price**  
**£500,000**  
**Freehold**

4x  3x  3x 

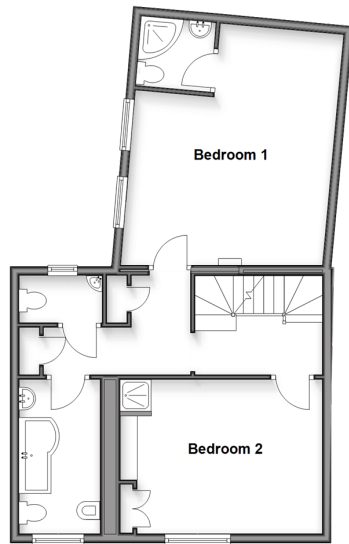
Vicarage Street, St. Peters, Broadstairs,  
Kent, CT10

*Wards*  
Helping you move forwards

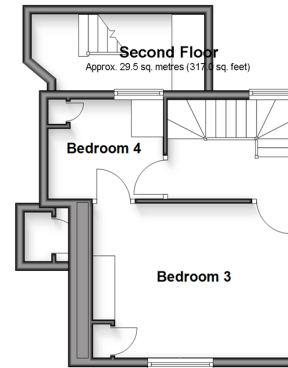
**Ground Floor**  
Approx. 112.3 sq. metres (1208.8 sq. feet)



**Split Level First Floor**  
Approx. 64.3 sq. metres (692.2 sq. feet)



**Basement**  
Approx. 19.7 sq. metres (211.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance hall  
Dining room : 15'11 x 12'0 (4.85m x 3.66m)  
Downstairs Toilet  
Kitchen: 18'4 x 8'0 (5.59m x 2.44m)  
Lounge: 25'2 x 15'5 (7.68m x 4.70m)

### SPLIT LEVEL FIRST FLOOR

Bathroom  
Cloakroom  
Bedroom 1 : 17'7 x 15'3 (5.36m x 4.65m)  
En suite shower room  
Bedroom 2: 13'6 x 11'1 (4.12m x 3.38m)  
shower

### SECOND FLOOR

Landing  
Bedroom 3: 14'6 x 11'2 (4.42m x 3.41m)  
Bedroom 4: 8'5 x 8'1 (2.57m x 2.47m)

### BASEMENT

Cellar

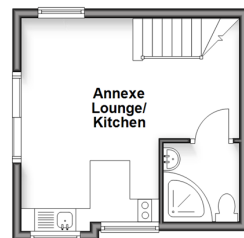
### ANNEX

Lounge/Kitchen  
Shower room  
Bedroom

### OUTSIDE

Rear Garden

**Outbuilding Ground Floor**  
Approx. 22.1 sq. metres (238.4 sq. feet)



**Outbuilding First Floor**  
Approx. 14.9 sq. metres (160.9 sq. feet)





## Main features

- Being sold chain free
- Beautiful sunny aspect rear garden
- A wealth of original charm & features
- Separate 1 Bedroom, 2 storey annex, complete with its own kitchen
- Sought after location, close to shops, transport links & amenities



### Nearest Schools

Primary Schools: St Joseph's Catholic Primary, Broadstairs 0.4 miles, Bromstone Primary, Broadstairs 0.5 miles, St Peter-in-Thonet CofE Junior School 0.5 miles

Secondary Schools: Dane Court Grammar School 0.2



### Transport Information

Train Stations: Broadstairs 0.7 miles, Dumpton Park 1.2 miles, Ramsgate 1.6 miles



### Address

Vicarage Street, St. Peters, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.



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Call Broadstairs Branch 01843 602546 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



EPC RATING

CURRENT:	POTENTIAL:
D(59)	C(79)

10229599/20260330/TT/BW