

**OVER 60?**

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



**Guide Price**

**£650,000**

**Freehold**

3x  2x  2x 

Stone Road, Broadstairs, Kent, CT10

*Wards*

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## Accommodation

### GROUND FLOOR

Hallway

Lounge: 20'9 x 12'5 (6.33m x 3.79m)

Conservatory: 14'6 x 10'3 (4.42m x 3.13m)

Kitchen/Diner: 23'4 x 12'10 (7.12m x 3.91m)

Utility: 9'6 x 8'11 (2.90m x 2.72m)

Separate Toilet

Study : 7'7 x 6'4 (2.31m x 1.93m)

### FIRST FLOOR

Landing

Bedroom 1 : 16'3 x 12'4 (4.96m x 3.76m)

En Suite Shower

Dressing Room

Bathroom

Bedroom 2 : 13'2 x 12'5 (4.02m x 3.79m)

Bedroom 3 : 9'0 x 8'11 (2.75m x 2.72m)

### OUTSIDE

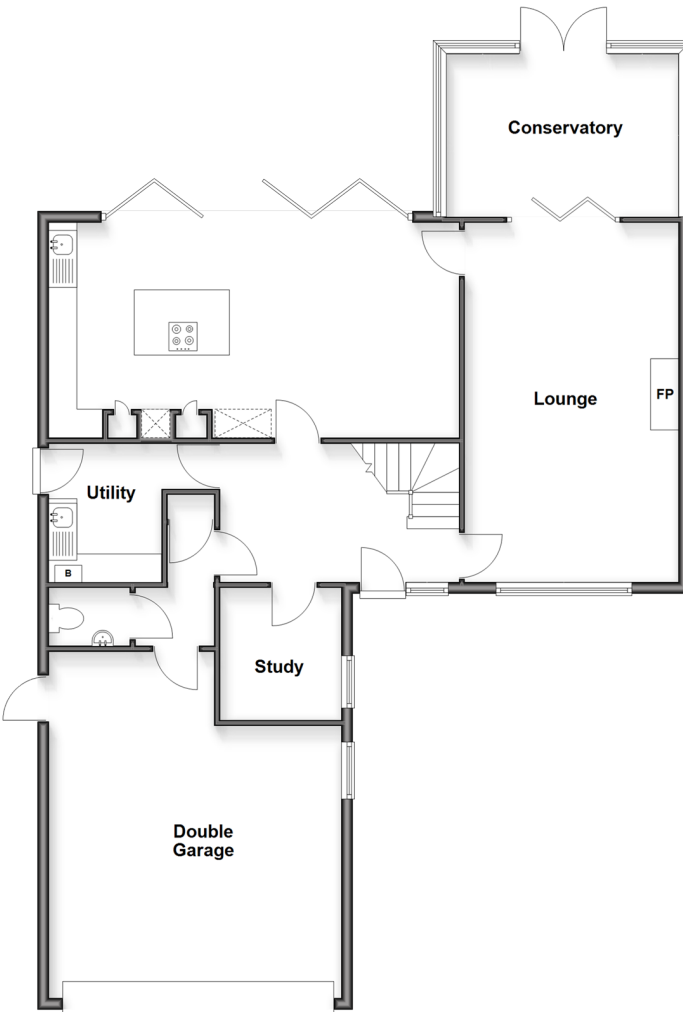
Front Garden

Double Garage

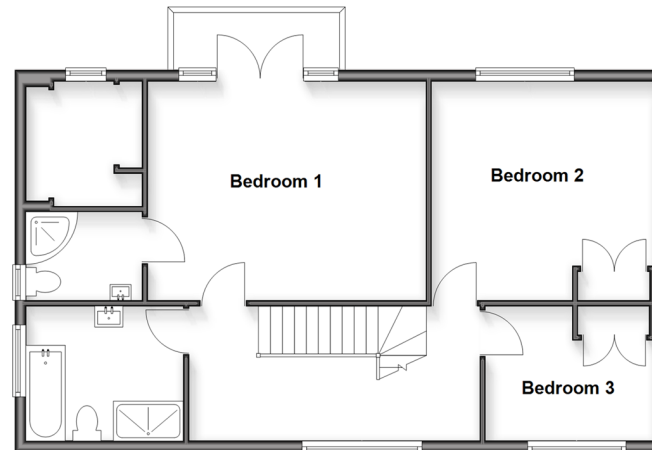
Off Road Parking

Rear Garden

**Ground Floor**  
Approx. 134.4 sq. metres (1447.0 sq. feet)



**First Floor**  
Approx. 70.6 sq. metres (759.7 sq. feet)





## Main features

- Immaculately presented throughout
- Off road parking and double garage
- Balcony and sea views
- Spacious rooms throughout, with bi-fold doors leading to the patio
- Highly sought after location, close to the sandy beaches and vibrant town



### Nearest Schools

Primary Schools: St Peter-in-Thamet CofE Junior School 0.9 miles, St Joseph's Catholic Primary, Broadstairs 1.1 miles, Upton Junior School 1.3 miles

Secondary Schools: Stone Bay School 0.0 miles, The



### Transport Information

Train Stations: Broadstairs 1.0 miles, Dumpton Park 2.0 miles, Ramsgate 3.3 miles



### Address

Stone Road, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Broadstairs Branch 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 59% less, by purchasing a Lifetime Lease



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