



Guide Price
£325,000

Freehold

4x  1x  1x 

**Approach Road,
Broadstairs, Kent, CT10**

OVER 60?

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

Wards
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 12'7 x 11'5 (3.84m x 3.48m)

Bedroom 3: 10'9 x 10'4 (3.28m x 3.15m)

Kitchen/ Breakfast Room : 15'0 x 10'8
(4.58m x 3.25m)

BASEMENT

Cellar

FIRST FLOOR

Landing

Bedroom 4: 10'8 x 6'7 (3.25m x 2.01m)

Bathroom

Bedroom 2: 11'2 x 10'4 (3.41m x 3.15m)

Bedroom 1: 16'9 x 10'8 (5.11m x 3.25m)

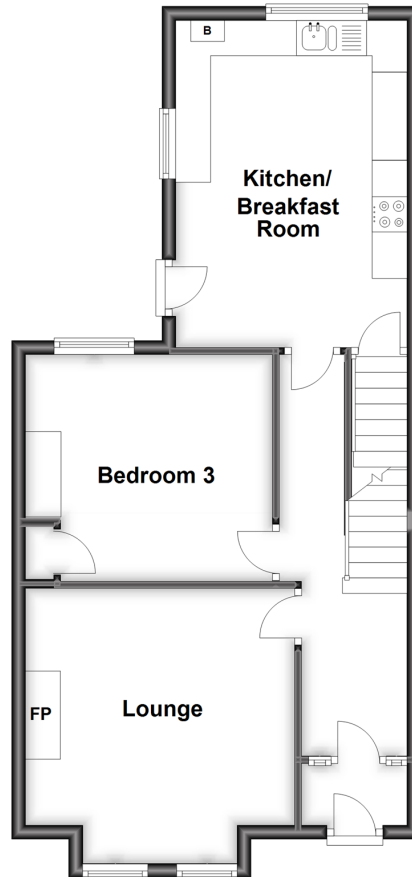
OUTSIDE

Front Garden

Rear Garden

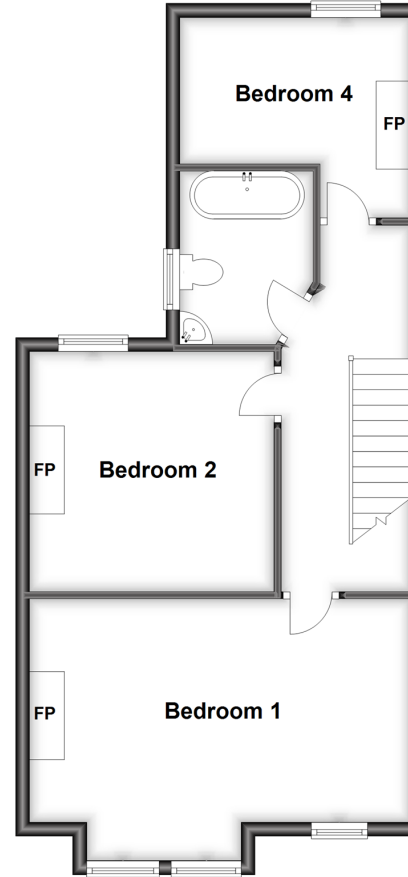
Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



Basement

Approx. 11.8 sq. metres (127.0 sq. feet)





Main features

- Spacious house with scope to extend
- Prime central Broadstairs location
- Walking distance to beach
- Distant sea views
- Ideal family home with rear access into garden
- Ample on street parking



Nearest Schools

Primary Schools: St Mildred's Infant 0.2 miles, Upton Junior 0.2 miles, St Joseph's Catholic 0.6 miles, Holy Trinity C of E 0.6 miles Secondary Schools: Hereson 0.2 miles, Bradstow 0.2 miles, Charles Dickens 0.6 miles, Dane Court 0.7 miles, St George's C of E 1.1 miles



Transport Information

Train Stations: Broadstairs 0.2 miles, Dumpton Park 0.7 miles, Ramsgate 1.5 miles



Address

Approach Road, Broadstairs, Kent, CT10



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Broadstairs Branch 01843 602546 ■ 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 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: E(49) POTENTIAL: C(77)

10221891/20250412/TB/ATN