



**Guide Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Leatt Close, Broadstairs,  
Kent, CT10**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Quiet cul de sac location
- Ready to move into
- Sunny aspect rear garden
- Off road parking and garage
- Sought after location within walking distance to town, station and beach

## Accommodation

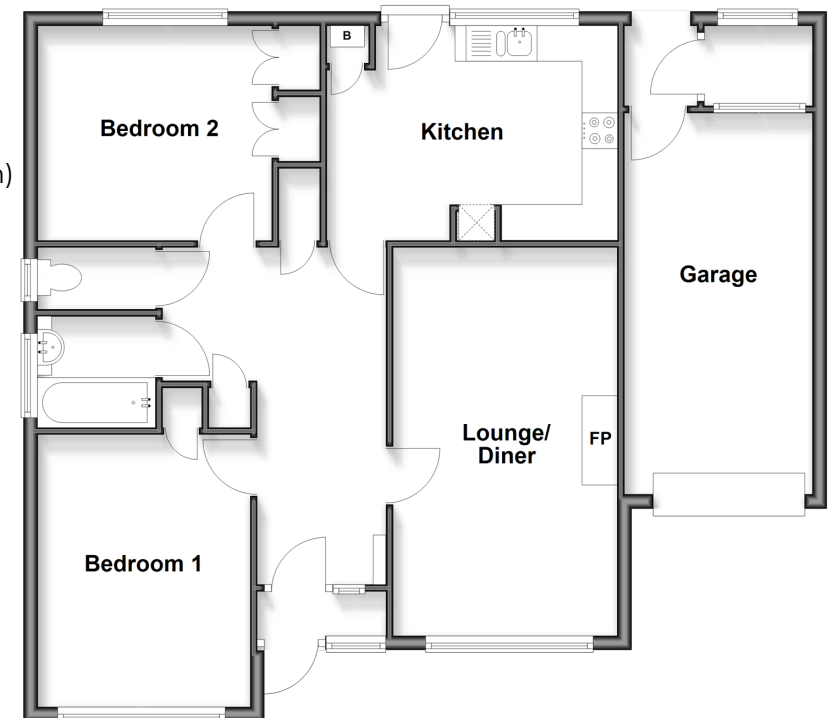
### GROUND FLOOR

- Porch
- Hallway
- Bedroom 1 : 12'4 x 9'8 (3.76m x 2.95m)
- Bathroom : 5'3 x 5'1 (1.60m x 1.55m)
- Separate Toilet : 5'4 x 2'6 (1.63m x 0.76m)
- Bedroom 2 : 10'8 x 10'0 (3.25m x 3.05m)
- Kitchen : 10'8 x 10'0 (3.25m x 3.05m)
- Lounge/Diner : 17'8 x 10'4 (5.39m x 3.15m)

### OUTSIDE

- Front & Rear Gardens
- Garage
- Driveway

**Ground Floor**  
Approx. 89.3 sq. metres (961.5 sq. feet)



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



10223787/20260114/LM/BW