



**OVER 60?**  
Secure this property  
for up to **59% less!**<sup>1</sup>

**Guide Price**  
**£325,000**  
**Freehold**

2x  1x  3x 

**Harrow Dene, Broadstairs, Kent, CT10**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Garage and off road parking
- Ideal investment property
- Large corner plot with scope to extend STPP
- Sought after residential location close to highly rated local schools and walking distance to broadstairs town

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge/Diner: (L-shaped) 15'7 x 11'9 (4.75m x 3.58m) plus 10'1 x 8'7 (3.08m x 2.62m)

Study: 11'1 x 9'1 (3.38m x 2.77m)

Family Room: 12'4 x 8'4 (3.76m x 2.54m)

Cloakroom

Kitchen: 12'0 x 9'1 (3.66m x 2.77m)

Conservatory: 11'0 x 8'0 (3.36m x 2.44m)

### FIRST FLOOR

#### Landing

Bedroom 1: 15'0 x 11'0 (4.58m x 3.36m)

Bathroom

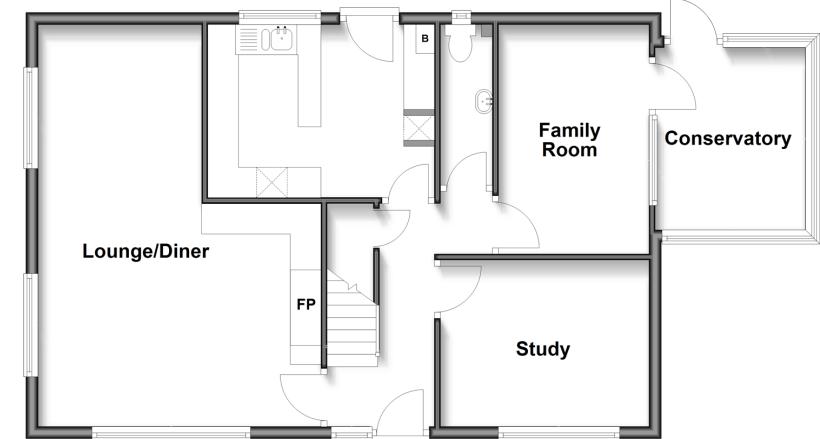
Bedroom 2: 11'0 x 10'1 (3.36m x 3.08m)

### OUTSIDE

Garage and Driveway

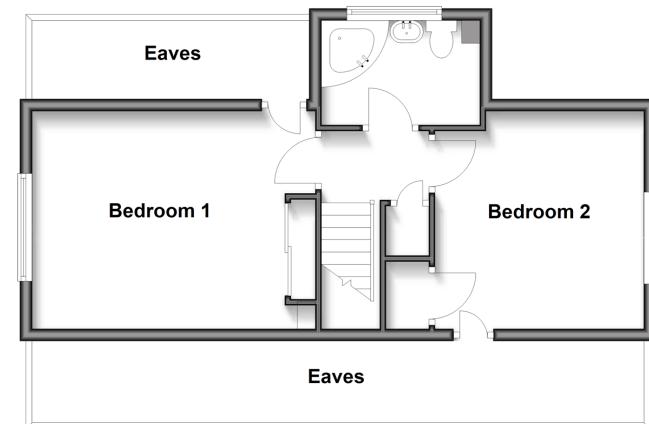
Front and Rear Gardens

**Ground Floor**  
Approx. 73.9 sq. metres (795.2 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Call Broadstairs - 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 50% less, by purchasing a Lifetime Lease