



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£400,000**

**Freehold**

3x 1x 2x

**Boleyn Avenue,  
Westbrook, Kent, CT9**

*Wards*  
Helping you move forwards



## Main features

- Perfect family home
- Popular seaside location and close to amenities
- Off road parking
- Stunning rear garden with scope to extend (subject to the relevant planning permissions)
- Handy utility area

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 13'7 x 12'5 (4.14m x 3.79m)

Dining Area : 12'1 x 12'0 (3.69m x 3.66m)

Conservatory

Kitchen : 12'0 x 7'0 (3.66m x 2.14m)

Utility : 15'3 x 5'1 (4.65m x 1.55m)

Separate Toilet

### FIRST FLOOR

Landing

Bathroom : 8'0 x 7'8 (2.44m x 2.34m)

Bedroom 1 : 14'4 x 12'7 (4.37m x 3.84m)

Bedroom 2 : 12'3 x 12'0 (3.74m x 3.66m)

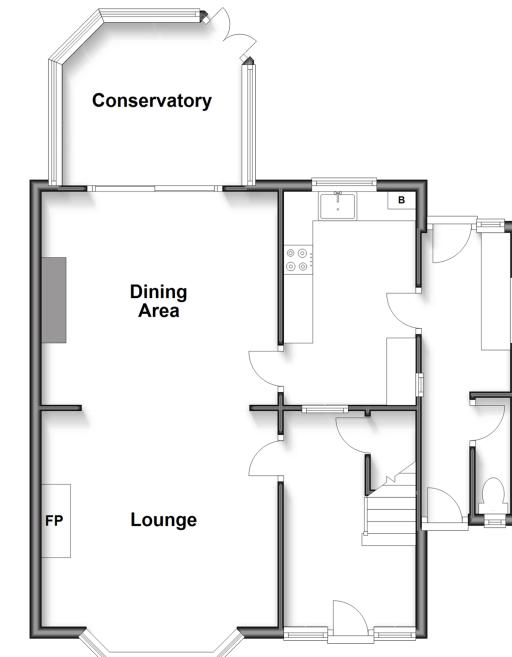
Bedroom 3: 8'2 x 7'5 (2.49m x 2.26m)

### OUTSIDE

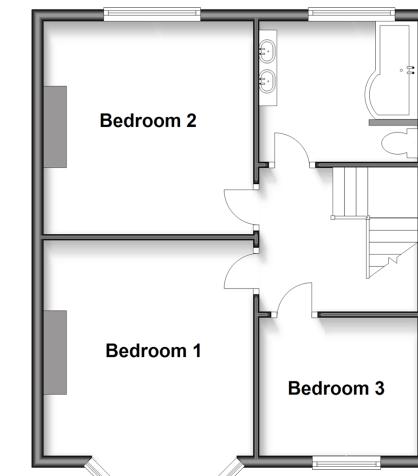
Garden to Rear

Off Road Parking

**Ground Floor**  
Approx. 64.5 sq. metres (693.7 sq. feet)



**First Floor**  
Approx. 48.2 sq. metres (518.9 sq. feet)



Call Birchington - 01843 842551 ■ [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.



CURRENT:  
D(60)

POTENTIAL:  
B(81)

