

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

## Guide Price

# £650,000

## Freehold

5x 4x 3x

**Rectory Road,**

**Broadstairs, Kent, CT10**

Wards

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# Accommodation

GROUND FLOOR
Entrance Hall
Lounge: 15'1 x 11'10 (4.60m x 3.61m)
Dining Room: 14'5 x 9'11 (4.40m x 3.02m)
Kitchen: 16'7 x 15'9 (5.06m x 4.80m)
Separate WC

SPLIT LEVEL FIRST FLOOR
Landing
Bedroom 1: 15'9 x 13'1 (4.80m x 3.99m)
En Suite 1
Bedroom 2: 15'9 x 13'1 (4.80m x 3.99m)
En Suite 2
Bedroom 3: 11'8 x 10'4 (3.56m x 3.15m)
En Suite 3

SPLIT LEVEL SECOND FLOOR
Landing
Bedroom 4: 15'9 x 10'4 (4.80m x 3.15m)
Jack & Jill En suite
Bedroom 5: 10'1 x 6'5 (3.08m x 1.96m)
Study: 20'8 x 6'0 (6.30m x 1.83m)

BASEMENT
Store
Cellar

OUTSIDE
Rear Garden
Driveway















## Main features

- Moments from the beach
- Off road parking
- Beautifully presented throughout with period features
- Spacious and bright, airy rooms, with high ceilings
- Bi-fold doors opening onto a wonderful landscaped garden

### Nearest Schools

Primary Schools: Upton Junior School 0.4 miles, St Joseph's Catholic Primary, Broadstairs 0.5 miles, St Peter-in-Thanet CofE Junior School 0.8 miles
Secondary Schools: Stone Bay School 0.4 miles, Bradstow School 0.5 miles, The Hereson School 0.5 miles

### Transport Information

Train Stations: Broadstairs 0.2 miles, Dumpton Park 1.1 miles, Ramsgate 1.9 miles

### Address

Rectory Road, Broadstairs, Kent, CT10

### Directions

For directions to this property please contact us.



Wards
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**Call Broadstairs Branch 01843 602546 ■ wardsofkent.co.uk**

The Property Ombudsman

INVESTORS IN PEOPLE

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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: D(61) | POTENTIAL: B(82)

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