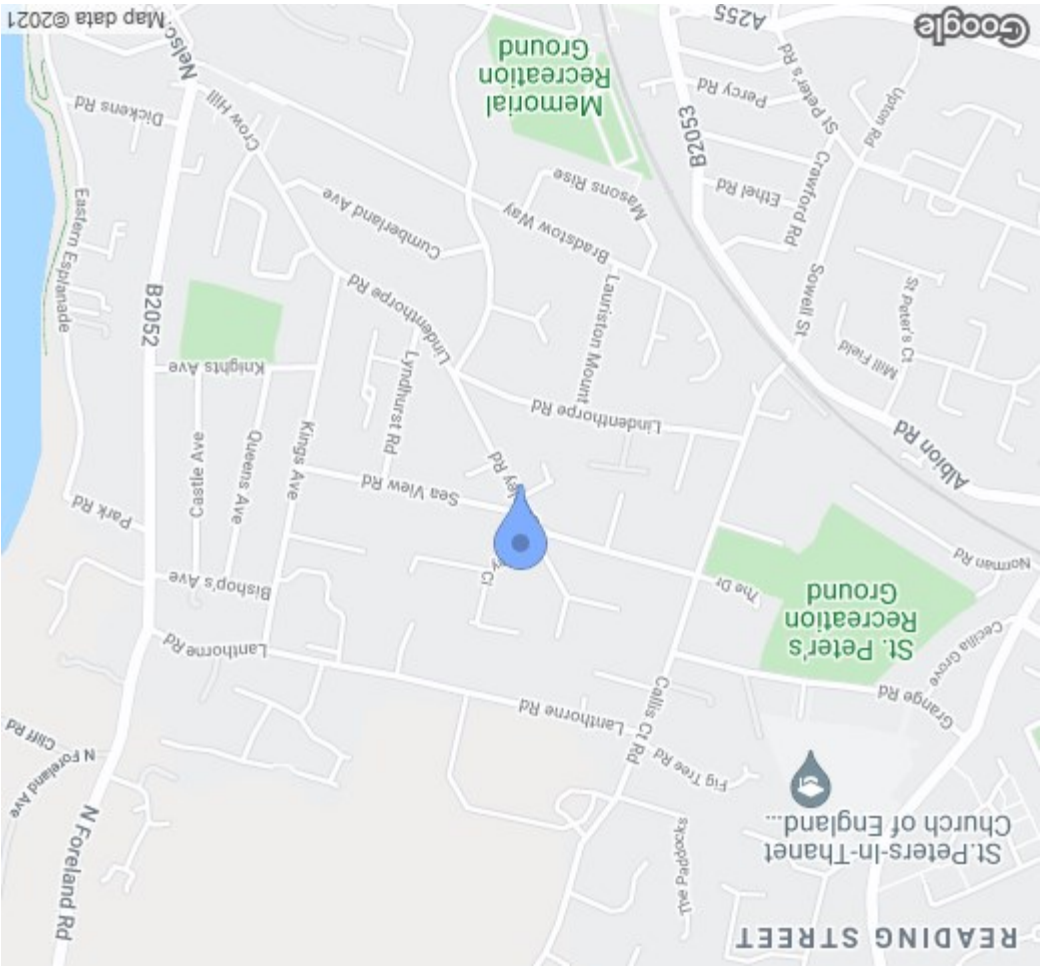




31 STANLEY ROAD  
BROADSTAIRS

£450,000

31 STANLEY ROAD, BROADSTAIRS



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		A	A
(92-100)		A	A
Energy efficient		B	B
(81-91)		B	B
Decent energy efficiency		C	C
(69-80)		C	C
Average energy efficiency		D	D
(55-68)		D	D
Below average energy efficiency		E	E
(45-54)		E	E
Poor energy efficiency		F	F
(35-44)		F	F
Very poor energy efficiency - higher running costs		G	G
(1-34)		G	G
England & Wales		54	62
EU Directive 2002/91/EC			



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)

- Sold by Miles and Barr
- Semi Detached
- Open Plan
- Beautifully Presented
- Off Street Parking
- Generous Rear Garden

## LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

## ABOUT

BEAUTIFUL THREE BEDROOM SEMI DETACHED HOME!!

Miles and Barr are delighted to bring to the market this three bedroom semi-detached family home. Located on Stanley Road, this property is ideal for clients who are looking to be close to local schools, amenities and transport links including direct train lines to London. Internally the property comprises an entrance hall leading to the lounge to the front with further access a contemporary open plan kitchen diner leading to additional reception space to the rear . The first floor boast three very well proportioned bedrooms, serviced by a family bathroom and the master bedroom benefitting from a balcony to the front of the property. Externally there is off street parking for two cars at the front and a generous, sunny aspect rear garden to the rear which is also conveniently accessible via Hiller Close.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

## DESCRIPTION

Entrance Hall

Lounge 11'09 x 12'01 (3.58m x 3.68m)

Kitchen Diner 17'11 x 12'08 (5.46m x 3.86m)

Lounge 15'01 x 14'04 (4.60m x 4.37m)

First Floor

Bedroom One 17'10 x 18'01 (5.44m x 5.51m)

Bedroom Two 10'09 x 9'00 (3.28m x 2.74m)

Bedroom Three 9'02 x 8'09 (2.79m x 2.67m)

Bathroom 6'10 x 6'07 (2.08m x 2.01m)

