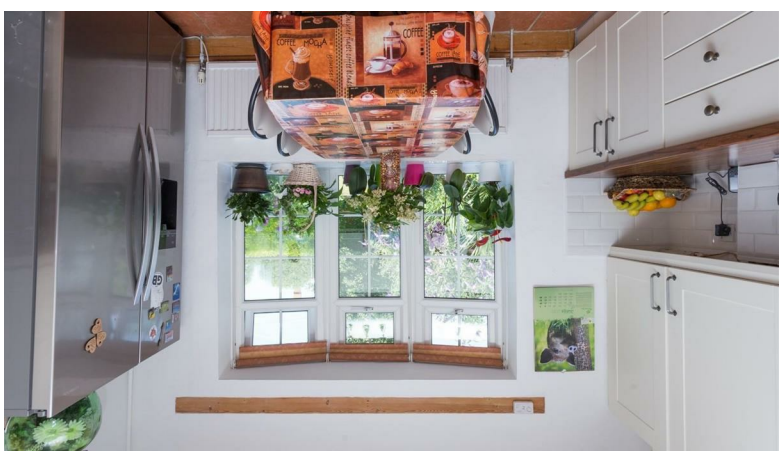


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (82-89)
Decent energy efficiency - lower running costs	C (83-88)
Decent energy efficiency - higher running costs	D (84-87)
Less energy efficient - higher running costs	E (85-86)
Less energy efficient - higher running costs	F (87-90)
Very less energy efficient - higher running costs	G (91-92)
Current	80
Possible	54



miles & barr
YOUR PROPERTY AGENT

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t. 01843 888 444 e. broadstairs@milesandbarr.co.uk

**49 CROW HILL
BROADSTAIRS**



**49 CROW HILL
BROADSTAIRS**

£435,000

- Detached Bungalow
- Three Bedrooms
- Study
- Conservatory
- Garage
- Chain Free!!

ABOUT

MILES AND BARR ARE EXCITED TO BRING TO THE MARKET THIS BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM BUNGALOW IN CENTRAL BROADSTAIRS BEING SOLD WITH NO CHAIN!

This rarely available property will surely make a wonderful family home or holiday retreat and is located in the heart of Broadstairs in a sought after area. It is within walking distance to Broadstairs town where you can enjoy a variety of shops, restaurants and the sandy beaches of Viking and Stone Bay. It is also within a quarter of a mile of Broadstairs train station with its high speed trains to London St Pancras and is situated within the catchment area for the highly regarded local infant, primary and secondary schools.

Set back from the road, this deceptively spacious property offers 3/4 bedrooms with the master to the front offering an en-suite shower room, a well appointed fitted kitchen, family bathroom with bath and overhead shower, light and airy lounge and conservatory.

Externally to the front of the property there is an abundance of off street parking for several cars and a detached garage. The wrap around secluded rear garden is an absolute delight and is mostly laid to lawn with established plants and shrubs.

Viewing is highly recommended to appreciate all on offer, call Miles and Barr today on 01843 888444 to book your accompanied viewing.

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.

DESCRIPTION

Entrance

Entrance Hall

Kitchen 11'2 x 11'8 (3.40m x 3.56m)

Lounge 13'3 x 14' (4.04m x 4.27m)

Bathroom 7'7 x 8'3 (2.31m x 2.51m)

Bedroom One 12'0 x 10'8 (3.66m x 3.25m)

Bedroom Two 11'9 x 12'1 (3.58m x 3.68m)

Bedroom Three 9' x 8'4 (2.74m x 2.54m)

Bedroom Four/Study 7'8 x 7'70 (2.34m x 2.13m)

En Suite 8'8 x 2'9 (2.64m x 0.84m)

Conservatory 11' x 15'2 (3.35m x 4.62m)

Garage

