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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 only 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:

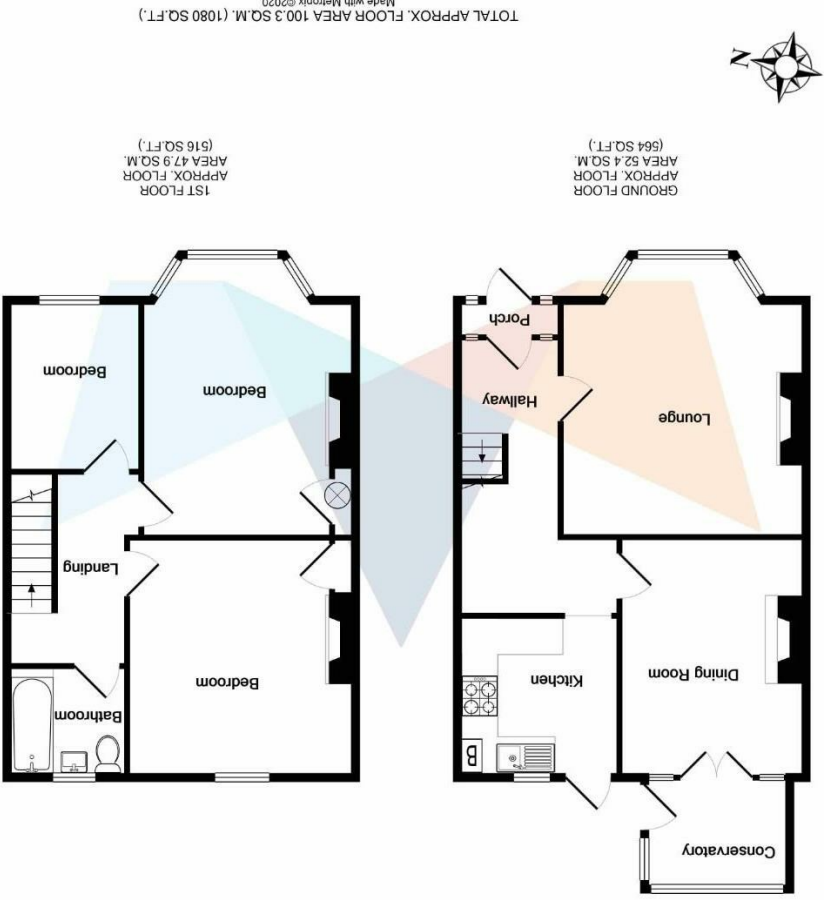


Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
England & Wales	

miles & barr
YOUR PROPERTY AGENT

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The Property Ombudsman
ARLA
NAEA



15 ST. GEORGES ROAD, BROADSTAIRS



15 ST. GEORGES ROAD
BROADSTAIRS

£310,000

- End Of Chain
- Three Bedrooms
- Character Property
- Original Features
- Central Location
- Close to Transport Links

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

CHARACTER PROPERTY BEING SOLD END OF CHAIN!!

Miles and Barr are delighted to bring to market this three bedroom mid-terrace property being sold chain free. Located on St. Georges Road, this property is ideal for clients who are looking for a charming property with original features which is close to amenities, local schools and transport links including direct train lines to London.

Internally the property comprises an entrance hall leading to a lounge, separate dining room, kitchen and conservatory. Upstairs the property has three well proportioned bedrooms, all serviced by a family bathroom. Externally the property has a low maintenance rear garden.

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

DESCRIPTION

Entrance

Lounge 12'10 x 13'05 (3.91m x 4.09m)

Dining Room 13'01 x 10'00 (3.99m x 3.05m)

Kitchen 9'00 x 9'01 (2.74m x 2.77m)

Conservatory 6'09 x 8'01 (2.06m x 2.46m)

First Floor

Master Bedroom 13'01 x 12'03 (3.99m x 3.73m)

Bedroom Two 13'08 x 11'11 (4.17m x 3.63m)

Bedroom Three 9'01 x 7'05 (2.77m x 2.26m)

Bathroom 6'07 x 6'04 (2.01m x 1.93m)

