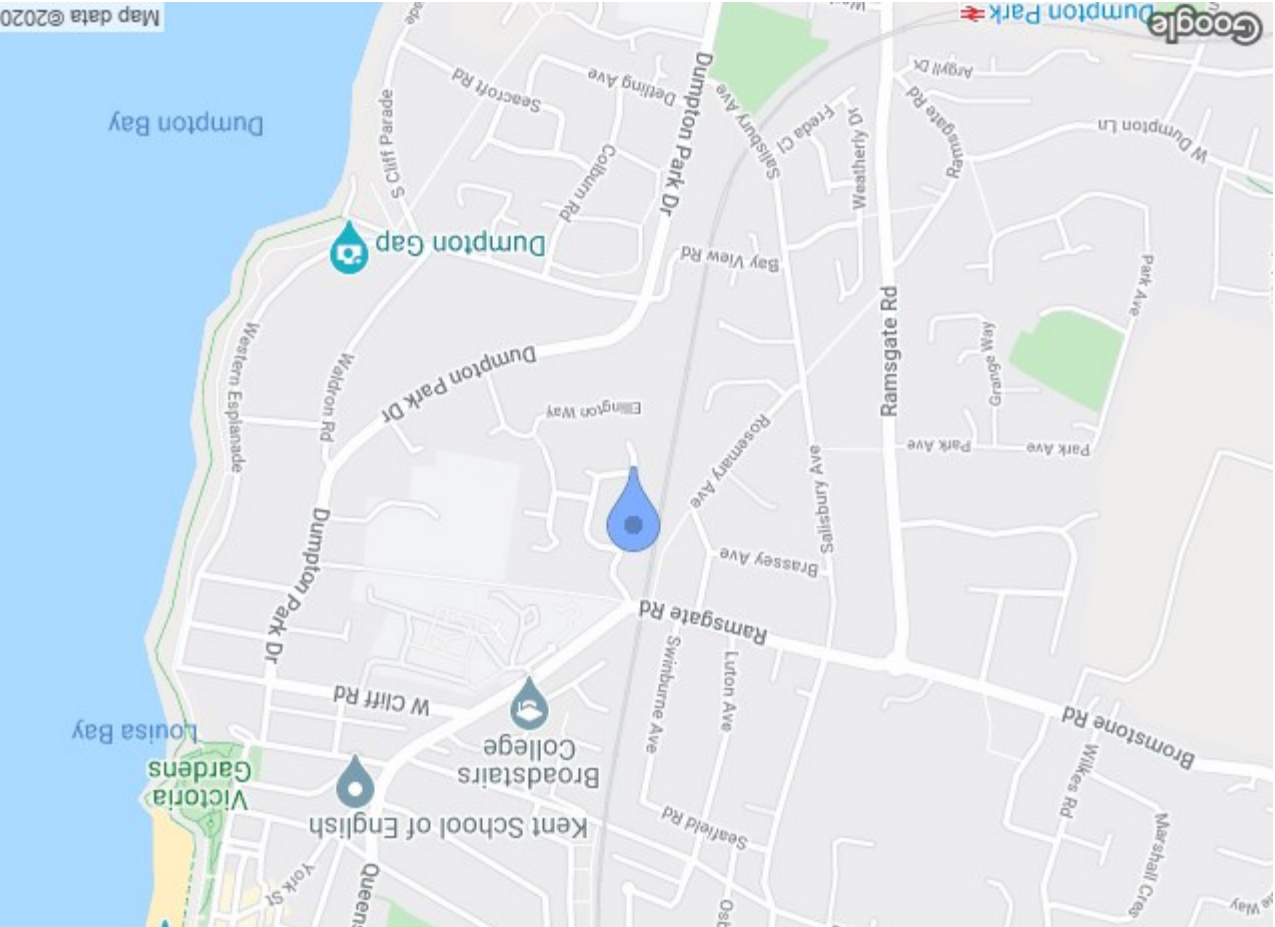
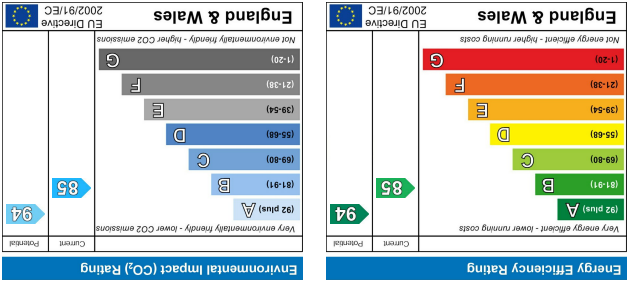


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



## 27 HERESON ROAD BROADSTAIRS



27 HERESON ROAD  
BROADSTAIRS

£475,000



- Four bedroom family home in a highly sought after area
- Short walk to train station, high street and award winning beaches
- Contemporary finish throughout
- Off street parking
- Garage
- Ample downstairs living space

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

FOUR bedroom detached house situated in a beautiful part of Broadstairs well within walking distance to the HIGH STREET, award winning BEACHES and HIGH SPEED train links to London St Pancras.

Nestled on Hereson Road this fantastic family home has been maintained to a high standard throughout by the current and only owners. The property itself is within the catchment area of several highly regarded infant, primary and grammar schools and is walking distance to a plethora of amenities along the high street and seafront.

Internally, accommodation boasts a bright entrance hall with doors leading into the spacious lounge spanning to the rear of the property, there is also a separate dining room with enough space for entertaining large parties or quaint, intimate dining. Continuing off the entrance hall is the modern kitchen with its fitted floor and wall units along with integrated appliances. Adjacent to the kitchen there is a separate utility area also. The ground floor is testament to the flexibility of the layout downstairs as there is also a study or second reception room towards the front of the property and a cloakroom/W.C. Venture to the first floor and there is the contemporary family bathroom and four great sized double bedrooms, the master bedroom boasts an en-suite shower room. Externally this elegant new build also benefits from a secluded mainly laid to lawn rear garden, detached garage with power and lighting and off street parking for two cars.

Viewings are highly recommended to appreciate all that is on offer, call Miles & Barr today on 01843 888444 to arrange your viewing now!!!

DESCRIPTION

- Entrance
- Entrance Hall
- Downstairs WC
- Lounge 17'4 x 11'2 (5.28m x 3.40m)
- Dining Room 12'3 x 9'2 (3.73m x 2.79m)
- Study 11'1 x 7'5 (3.38m x 2.26m)
- Utility Space
- Kitchen 11'5 x 9'8 (3.48m x 2.95m)
- First Floor
- Landing
- Bedroom One 14'3 x 11'8 (4.34m x 3.56m)
- En Suite 7' x 5'8 (2.13m x 1.73m)
- Bedroom Two 14' x 11'4 (4.27m x 3.45m)
- Bedroom Three 11'4 x 8'2 (3.45m x 2.49m)
- Bathroom 7' x 5'5 (2.13m x 1.65m)
- Exterior
- Front Garden
- Rear Garden
- Garage

