



RAMSGATE ROAD
BROADSTAIRS

£450,000

- Semi Detached Family Home
- Three Bedrooms
- Generous Rear Garden
- Open Plan Living Areas
- Off Street Parking
- Close To Schools

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

Miles and Barr are proud to bring to the market this three bedroom semi detached family home. Situated on Ramsgate Road, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links. Internally the property comprises an entrance hall leading to an open plan, lounge diner, conservatory and separate kitchen. The first floor offers three very well proportioned bedrooms and a family bathroom with separate WC. Externally the front property boasts off street parking for multiple cars and a generous laid to lawn rear garden.

In our opinion this property is perfect for a growing family who want a well presented home in a great school catchment area in walking distance to train stations.

Please call Miles and Barr to arrange an internal viewing.

...draft details, these details are yet to be signed off by the vendor.

DESCRIPTION

Ground Floor

Porch 14' 7" x 8' 7"

Entrance Hall

Lounge/Diner 25' 9" x 11' 2"

Conservatory 11' 6" x 9' 5"

Kitchen 14' 7" x 8' 7"

First Floor

Bathroom

WC

Bedroom One 10' 8" x 11' 3"

Bedroom Two 12' 8" x 11' 4"

Bedroom Three 9' 8" x 7' 0"

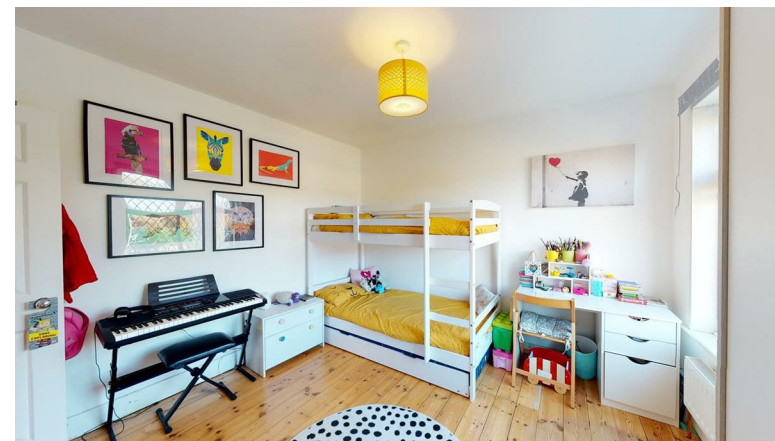
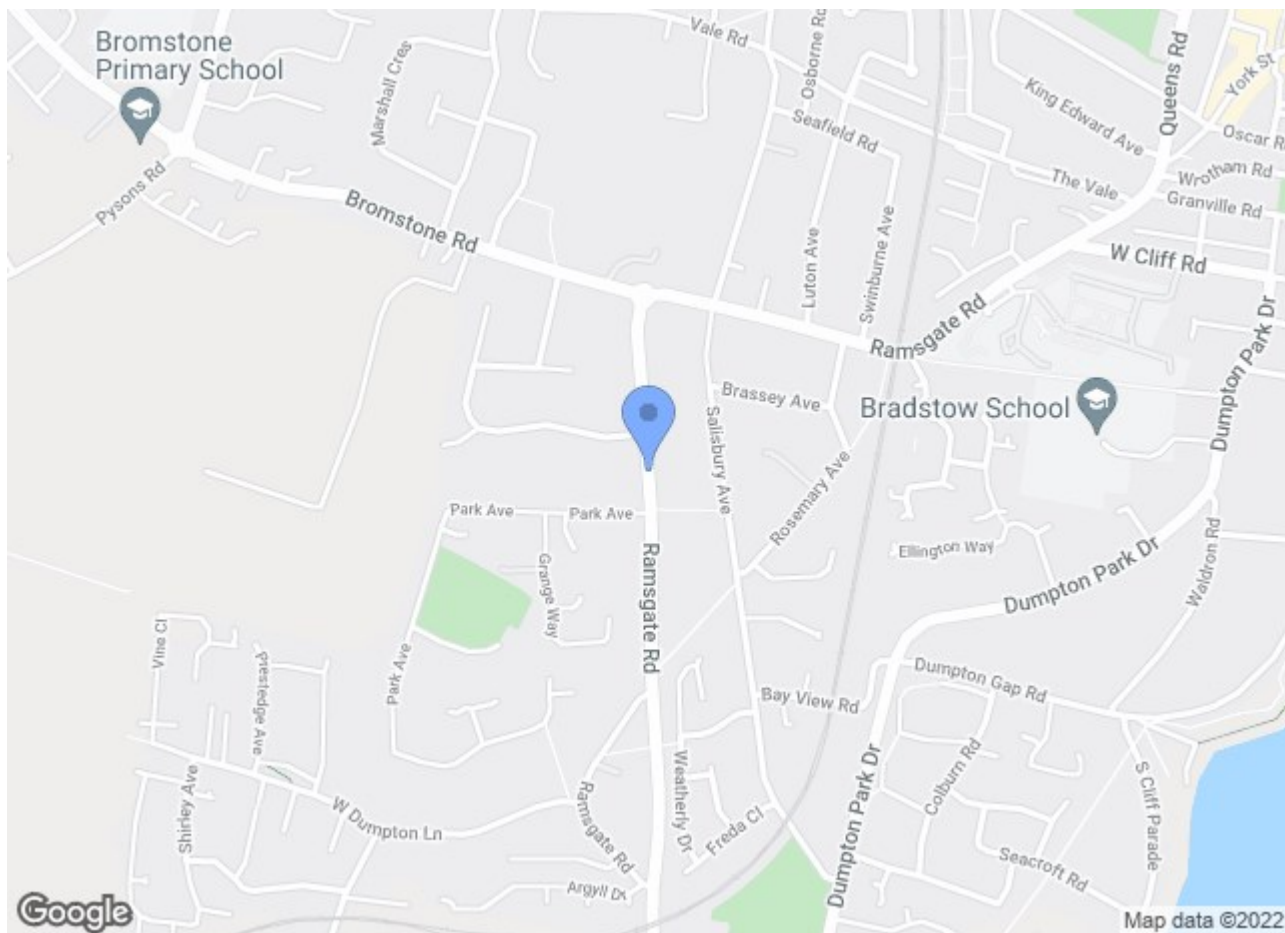
Exterior

Rear Garden

Off Street Parking



RAMSGATE ROAD BROADSTAIRS



45 High Street, Broadstairs, Kent, CT10 1JR
t. 01843 888 444 e. broadstairs@MilesandBarr.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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