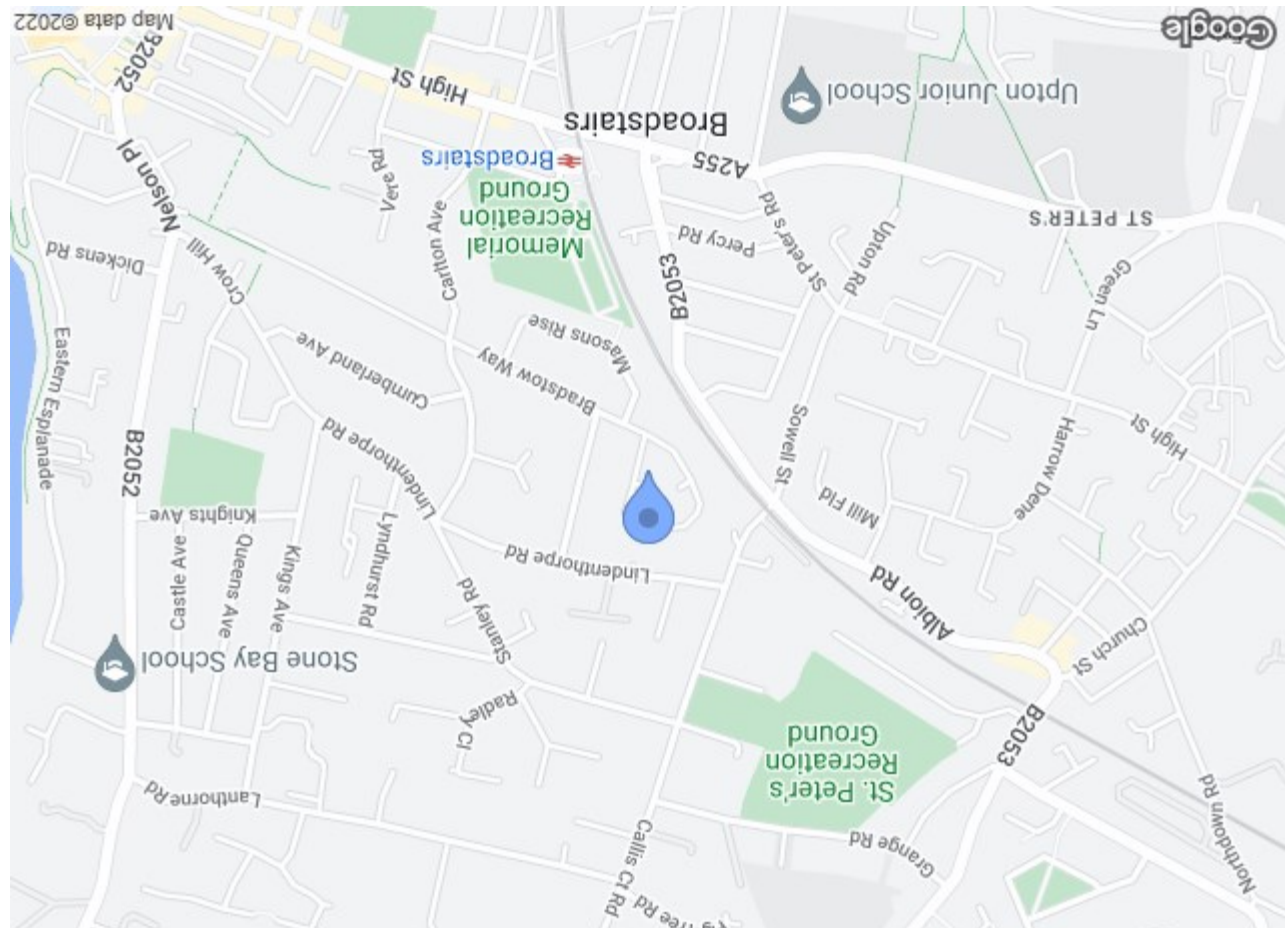


in compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans, as well as 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)



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# KENDAL RISE BROADSTAIRS

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# KENDAL RISE BROADSTAIRS

**£480,000**



- Council Tax Band – D
- Chain Free
- Three Bedrooms
- Desired Location
- Off Street Parking
- Garage
- Cul-De-Sac

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 & Barr are pleased to offer this striking three bedroom detached bungalow in one of Broadstairs' most requested areas being sold chain free!! Situated in a quiet cul de sac location just a stones throw away from Broadstairs mainline station with links into London. As you enter the property you will be met with a large entrance hallway. A large lounge is situated to the front of the property leading to a good-sized conservatory. To the rear of the property is the kitchen. The property comes with three good sized double bedrooms with one of the bedrooms boasting an ensuite, you will also find a family bathroom with separate WC. There is also large loft space which could provide the potential to extend like many on the road have done with relevant planning permission. Externally this property offers a fair-sized garden with both lawned and patio areas as well as side access. The property also comes with off street parking enough for multiple cars along with a garage.

DESCRIPTION

Entrance

Lounge 20'97 x 12'05 (6.10m x 3.78m)

Conservatory 13'8" x 8'0" (4.17m x 2.44m)

Bedroom One 11'03 x 10'47 (3.43m x 3.05m)

En-Suite

Bedroom Two 11'96 x 8'83 (3.35m x 2.44m)

Bedroom Three

Bathroom

Separate WC

Kitchen 7'93 x 11'95 (2.13m x 3.35m )

External

Garden

Garage

