

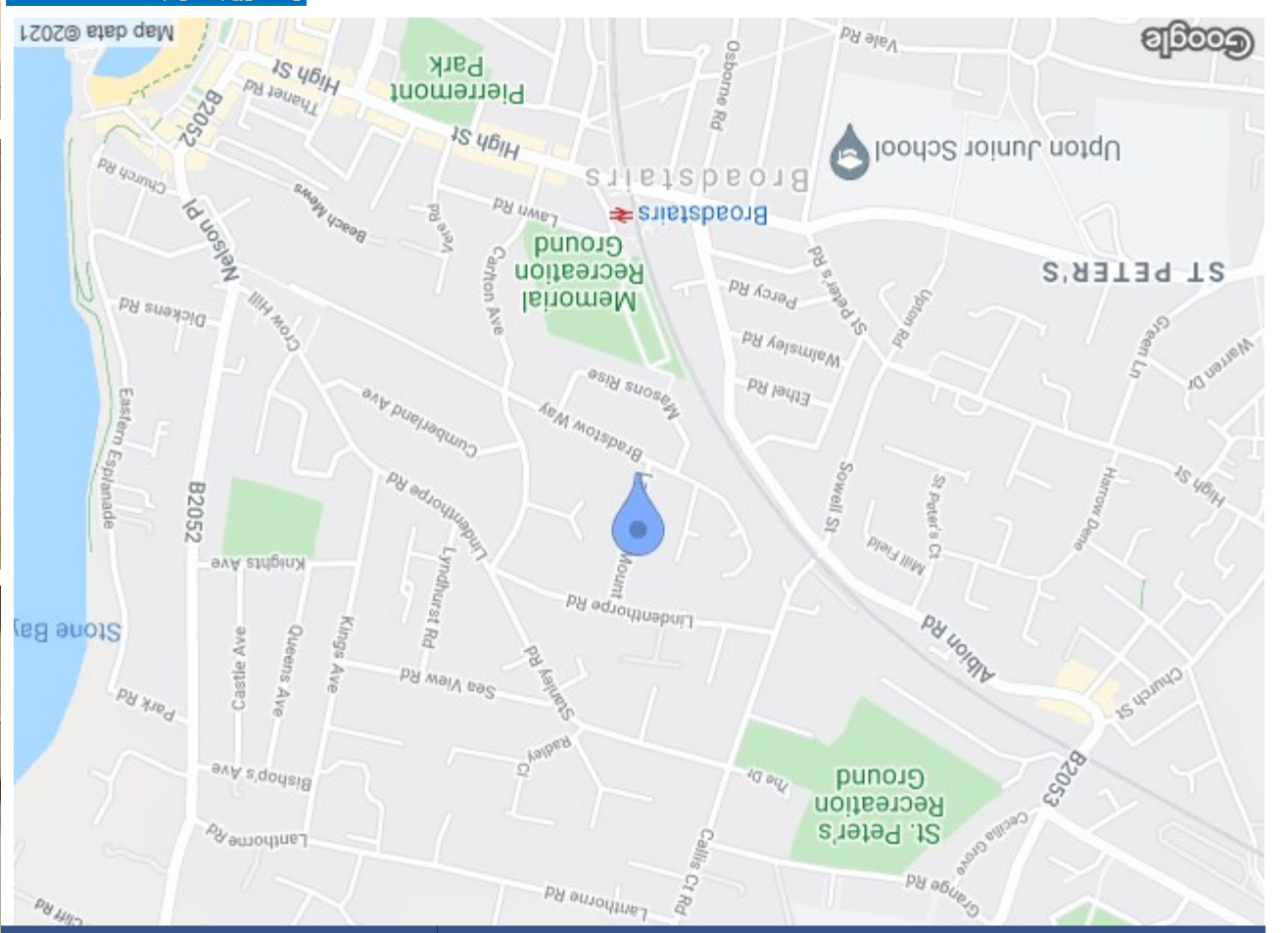
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Below average	E (45-54)
Below average	F (21-30)
Very poor energy efficiency - higher running costs	G (1-20)



29 LAURISTON MOUNT BROADSTAIRS



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£475,000

- Chain Free
- Detached Bungalow
- Two Bedrooms
- Highly Sought After Location
- Well Presented Throughout
- Off Street Parking & Garage

ABOUT

TWO BEDROOM DETACHED BUNGALOW IN CENTRAL LOCATION WITH FANTASTIC EXPANSION POTENTIAL BEING SOLD CHAIN FREE!!

Miles and Barr are proud to bring to the market this incredibly well looked after, two bedroom detached bungalow being sold chain free. Located on Lauriston Mount, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links including direct train lines to London. Internally the property comprises an entrance hall leading to a lounge diner, modern fitted kitchen and two very well proportioned bedrooms, the master benefitting from a sunny aspect balcony. Further internal benefits include a family bathroom and separate WC. Externally the property offers off street parking, an integral garage, front and rear sunny aspect gardens with a low maintenance, paved rear garden. In our opinion this property is perfect for a range of buyers including those looking to downsize their family home, those looking for a holiday home by the sea or those looking to take advantage of the properties incredible expansion potential, subject to planning permission.

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

Lounge Diner 20'4 x 12'11 (6.20m x 3.94m)

Kitchen 13'1 x 10'1 (3.99m x 3.07m)

Master Bedroom 13'2 x 10'2 (4.01m x 3.10m)

Bedroom Two 14'8 x 10'1 (4.47m x 3.07m)

Bathroom

WC

Integral Garage

External

Front Garden

Off Street Parking

Rear Garden

