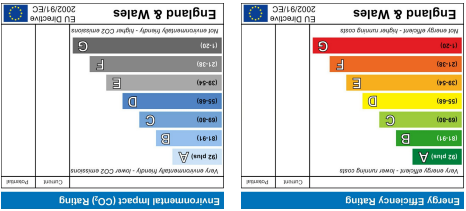


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.





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YOUR PROPERTY AGENT



82 NORTHWOOD ROAD, BROADSTAIRS



82 NORTHWOOD ROAD  
BROADSTAIRS

£285,000



- Three bedroom chalet style semi-detached bungalow
- Kitchen breakfast room to rear with utility area
- Dining room with double glazed conservatory to rear
- Located on the borders of Broadstairs within walking distance to shops
- Block paved drive to front with parking for several cars
- Rear gardens partly paved with lawn area in excess of 85ft

## LOCATION

The sought-after seaside town of Broadstairs, with its 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 & 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 be offering this semi detached three bedroom chalet bungalow located on Northwood Road, Broadstairs.

Overall this home has been lovingly extended and improved throughout by the current owners and provides great sized accommodation that can be interchanged to suit your living requirements.

On entering via the hallway which provides access to the main lounge area to front and master bedroom. To the rear of the property there is a kitchen breakfast room with utility room off with door leading to garden. In addition there is a separate dining area and double glazed conservatory overlooking rear garden. Staircase leads to landing with a further two double bedrooms with velux windows. Externally there is a block paved drive for several cars and garden to rear mostly laid to lawn in excess of 85ft.

For more information and to arrange your viewing contact Miles and Barr 7 days a week on 01843 888444.

## DESCRIPTION

Hallway

Lounge 11'7" x 14'1" (3.54 x 4.31)

Dining Room 11'9" x 9'7" (3.60m x 2.94m)

Conservatory 13'9" x 9'4" (4.20m x 2.86m)

Bathroom 7'6" x 6'2" (2.30m x 1.88m)

Kitchen 11'11" x 9'9" (3.65m x 2.98m)

Utility Room

Bedroom One 24'10" x 9'2" (7.57m x 2.80m)

Bedroom Two 17'3" x 10'2" (5.28m x 3.10m)

Bedroom Three 12'0" x 10'4" (3.67m x 3.15m)

