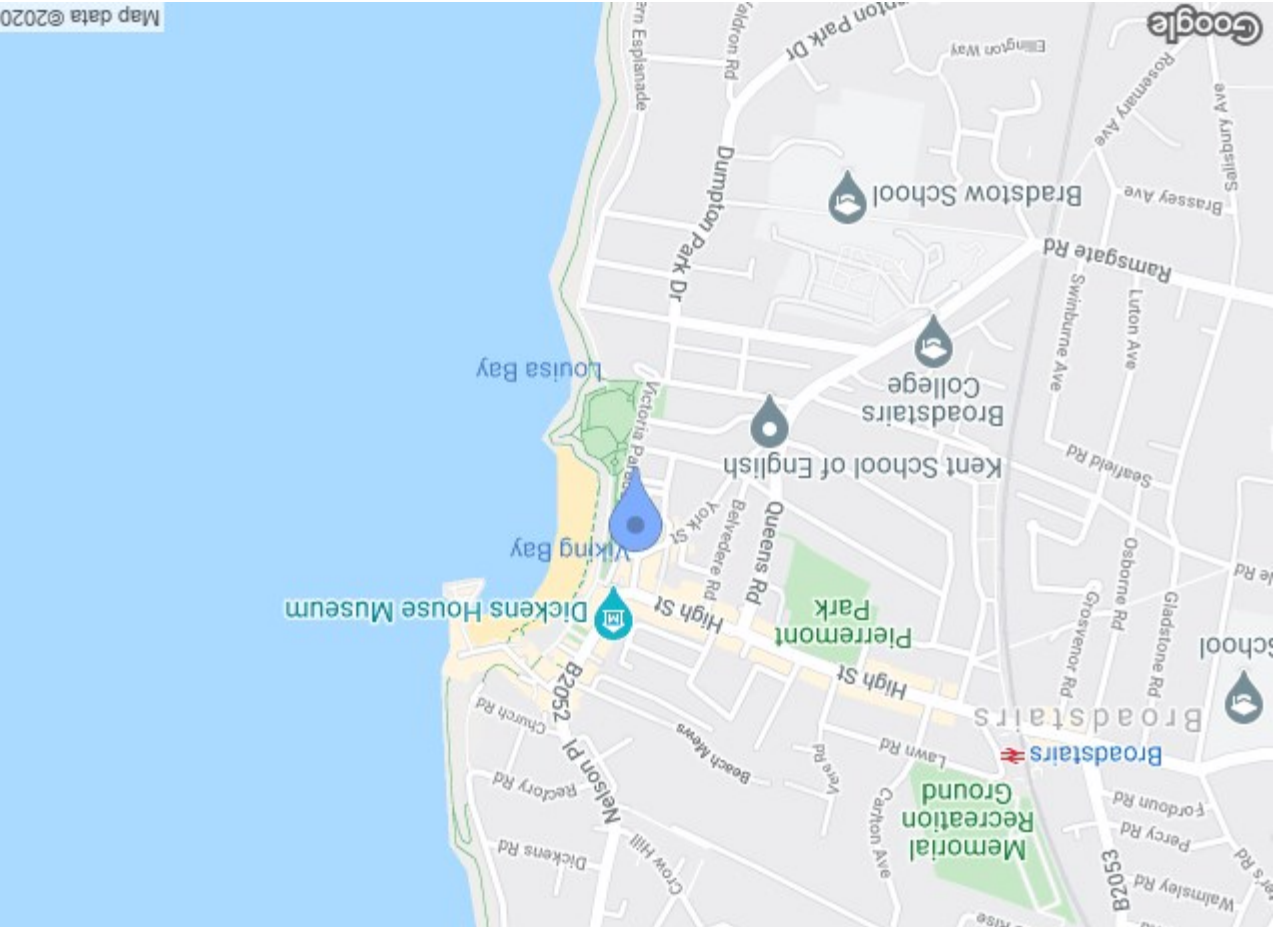


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (39-54)
D (55-68)	
E	
F	
G	
Current	Target
Environmental Impact (CO ₂) Rating	

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E	
F	
G	
Current	Target
Energy Efficiency Rating	



FLAT 2 20 VICTORIA PARADE
BROADSTAIRS

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Relocation
network
PROTECTED

The Property
Ombudsman

01843 888 444 e. broadstairs@milesandbarr.co.uk

123 High Street, Broadstairs, Kent, CT10 1NQ

miles & barr

YOUR PROPERTY AGENT



FLAT 2 20 VICTORIA PARADE
BROADSTAIRS

£250,000

- Upper Ground Floor
- Sea View Apartment
- Two Bedrooms
- Original Features
- Share Of Freehold

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

CHARACTER APARTMENT WITH DIRECT SEA VIEWS!!

Miles and Barr are delighted to bring to the market this one bedroom, two reception roomed, sea facing apartment. Located on Victoria Parade, this property is ideal for clients who are looking for a spacious apartment which is moments from the beach and amenities whilst remaining close to local transport links including direct train lines to London.

Internally the property comprises an entrance hall leading to a spacious lounge with direct sea views across Viking Bay complete with high ceilings and original fire place. Further benefits to the property include a double bedroom, a kitchen, second reception room and bathroom to the rear of the building. In our opinion this property is perfect for a range of buyers including investment purchasers and clients looking for a weekend retreat to lock up and leave.

To avoid disappointment, please call Miles and Barr on 01843 888444 for an internal viewing.

DESCRIPTION

Entrance Hall

Lounge 17'05 x 16'11 (5.31m x 5.16m)

Bedroom One 16'00 x 8'07 (4.88m x 2.62m)

Bedroom Two 12'02 x 6'09 (3.71m x 2.06m)

Kitchen 9'07 x 5'08 (2.92m x 1.73m)

Bathroom 7'06 x 5'05 (2.29m x 1.65m)

