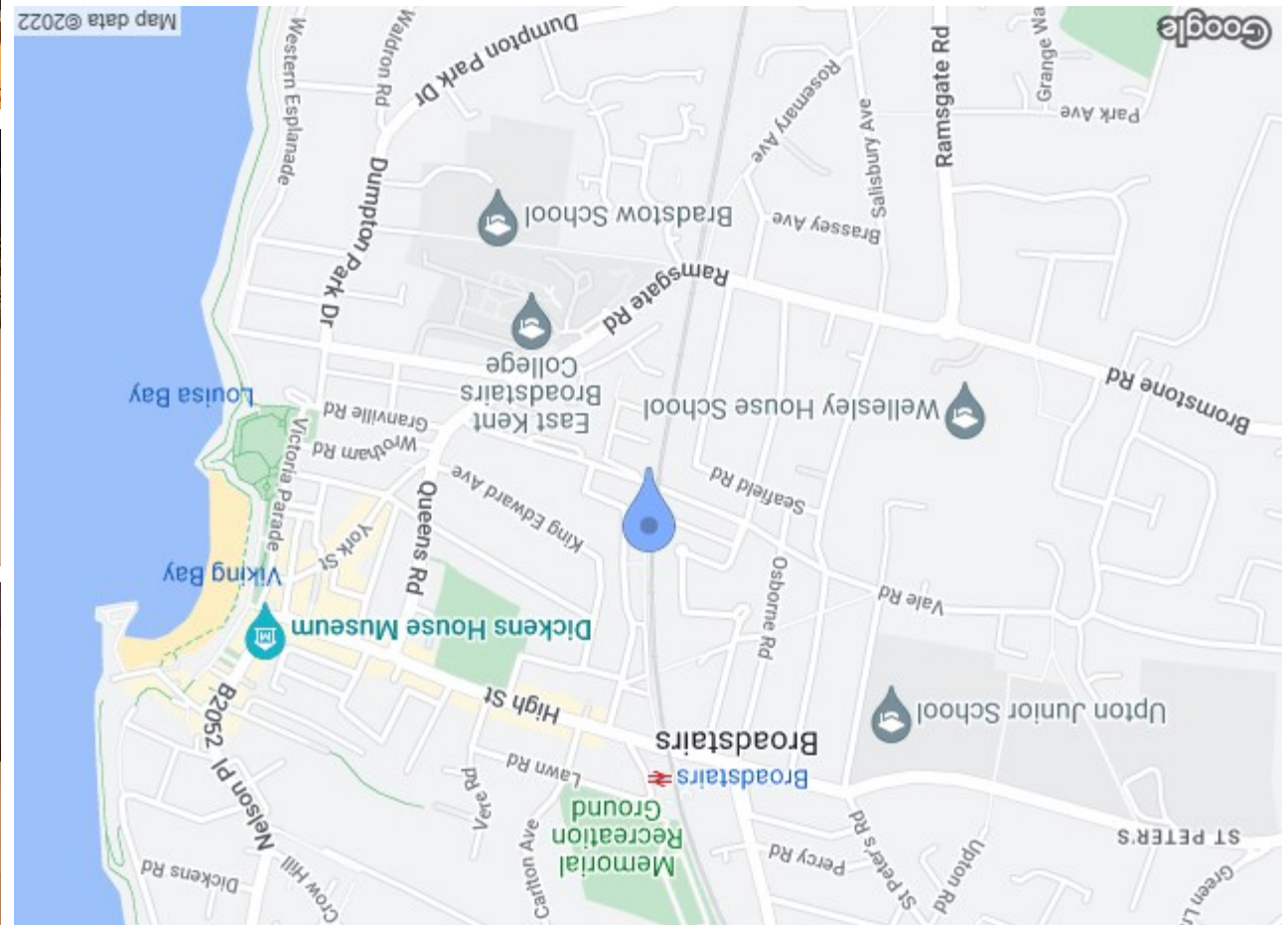


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 running costs	A
(92 plus)	
(81-91)	B
(69-80)	C
(55-68)	D
(43-54)	E
(31-42)	F
(1-30)	G
Not energy efficient - higher running costs	



APPROACH ROAD BROADSTAIRS



APPROACH ROAD BROADSTAIRS

£560,000



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



- Character Property
- Central Location
- 6/7 Bedrooms
- Off Street Parking
- Distant Sea Views
- Walking Distance To Station

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

6/7 BEDROOM CHARACTER HOME IN CENTRAL BROADSTAIRS!!

Five bedroom Victorian home on an elevated position within close proximity to St Mildred's School, Broadstairs town centre, seafront and train station. Internally the ground floor comprises an entrance hall leading to three reception rooms, the kitchen and WC. The first floor offers four well proportioned bedrooms and a further bedroom which is being used as a music room whilst the top floor presented two further bedrooms. Externally the property boast off street parking for multiple cars whilst the rear offers a low maintenance court yard garden. In our opinion this generous family home is ideal for those who are looking to put their own stamp on a property in a central location. Please call Miles and Barr, Broadstairs to arrange an internal viewing.

DESCRIPTION

Entrance

Entrance

Living Room 14'7 x 12'6 (4.45m x 3.81m)

Reception Two 11'4 x 10'10 (3.45m x 3.30m)

Reception Three 14'4 x 12'6 (4.37m x 3.81m)

Kitchen 10'10 x 10'4 (3.30m x 3.15m)

WC

First Floor

Bedroom One 11'1 x 13'9 (3.38m x 4.19m)

Bedroom Two 13 x 10'10 (3.96m x 3.30m)

Bedroom Three 8'2 x 10'2 (2.49m x 3.10m)

Bedroom Four/Music Room 11'4 x 10'3 (3.45m x 3.12m)

Bedroom Five 9'9 x 10'1 (2.97m x 3.07m)

Bathroom 6 x 5'11 (1.83m x 1.80m)

WC

Second Floor

Bedroom Six 12'03 x 11'2 (3.73m x 3.40m)

Bedroom Seven 11'4 x 10'6 (3.45m x 3.20m)

