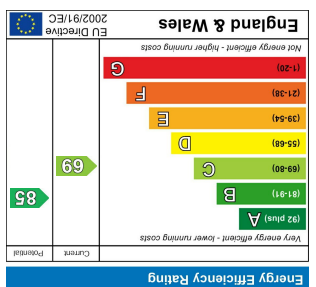
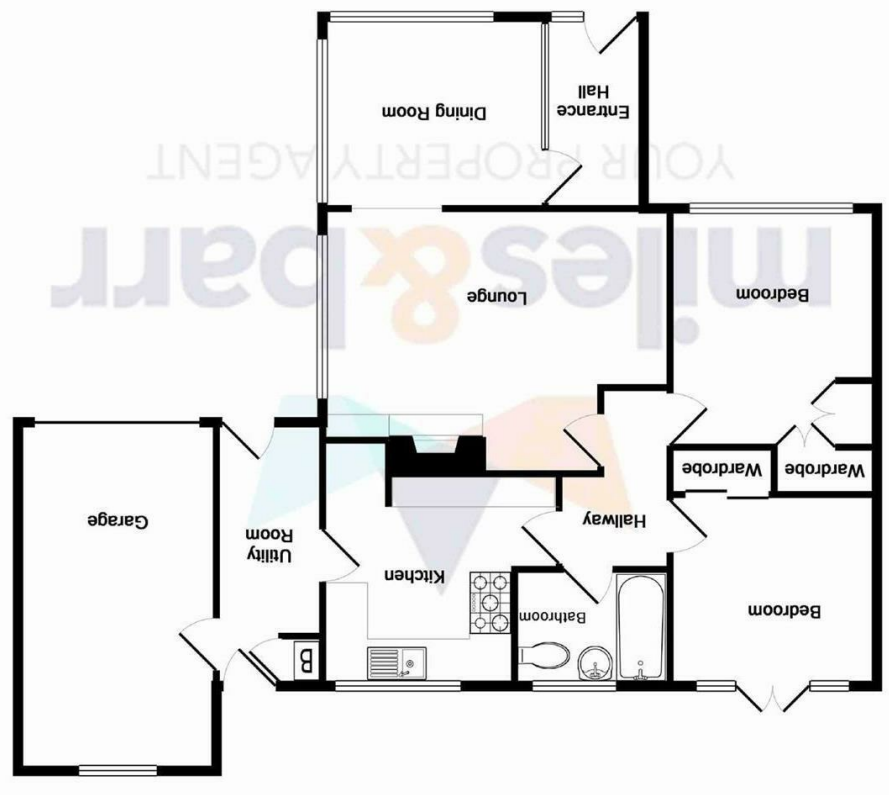


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



TOTAL APPROX. FLOOR AREA 87.9 SQ.M. (946 SQ.FT.)  
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**THE PADDOCKS BROADSTAIRS**

...valuing people, not just property
   
 45 High Street, Broadstairs, Kent, CT10 1JR
   
 ☎ 01843 888 444 e: broadstairs@milesandbarr.co.uk



**THE PADDOCKS  
 BROADSTAIRS**

**£525,000**



- Council Tax Band: D
- Sought After Location
- Two Bedrooms
- Well Presented
- Secluded Garden
- Off Street Parking & Garage
- Detached Bungalow

## 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

TWO BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER AREA OF BROADSTAIRS!!

Miles and Barr are delighted to bring to the market this two bedroom detached bungalow. Situated within The Paddocks, Broadstairs, this property is ideally situated for those looking to be in a quiet, residential location whilst remaining close to transport links and amenities. Internally the property comprises an entrance hall leading to a dining area followed by a lounge, separate fitted kitchen and two well proportioned bedrooms serviced by a family bathroom. Further benefits include a utility area with access to the garage.

Externally the property boasts off street parking for multiple cars and a mature rear garden which is part paved, part laid to lawn. Please call Miles and Barr, Broadstairs to arrange an internal viewing.

## DESCRIPTION

Entrance

Entrance Hall

Dining Area 8'11" x 10'2" (2.72m x 3.10m)

Lounge 10'1" x 16'1" (3.07m x 4.90m)

Bedroom One 9'7" x 11'3" (2.92m x 3.43m)

Bedroom Two 9'7" x 9'8" (2.92m x 2.95m)

Bathroom 5'4" x 7'2" (1.63m x 2.18m)

Kitchen 9'0" x 10'10" (2.74m x 3.30m)

Utility Area 4'10" x 12'4" (1.47m x 3.76m)

External

Garage

Off Street Parking

Rear Garden

