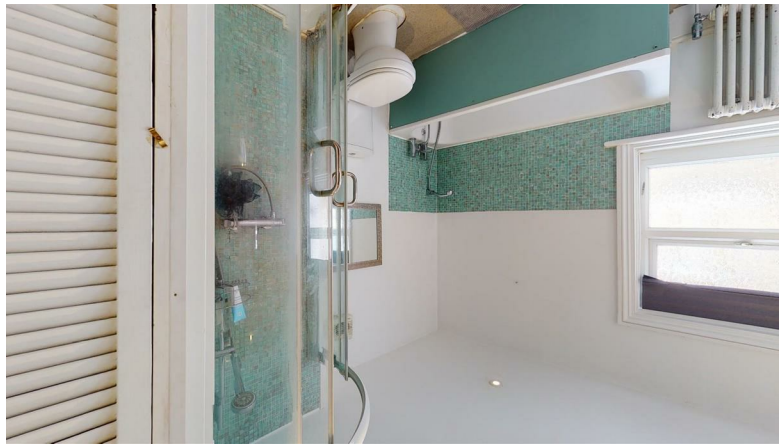
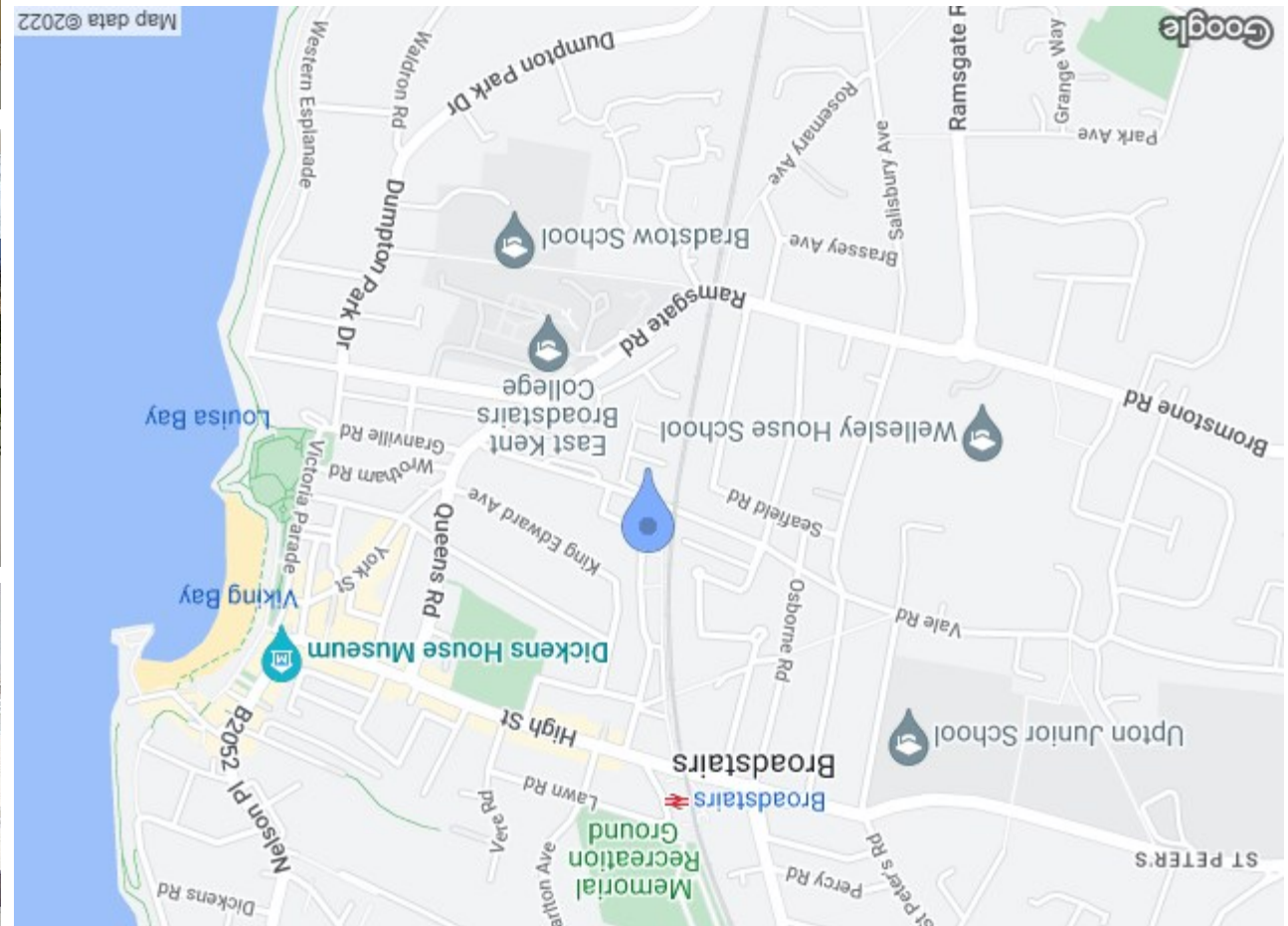


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Possible
89	71
Very energy efficient - lower running costs	
(92 plus)	
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(45-54)	
E	
(35-44)	
F	
(21-34)	
G	
(1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



CHAUCER ROAD BROADSTAIRS



CHAUCER ROAD
BROADSTAIRS

£340,000



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



- Chain Free
- Two Double Bedrooms
- Two Reception Rooms
- Central Location
- Period Features
- Short Walk to Beach
- Within School Catchment Area

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 CHARACTER HOME BEING SOLD CHAIN FREE!!!

Miles and Barr are delighted to bring to the market this two bedroom Victorian terrace house in the Heart of Broadstairs with only a short walk to local amenities and the beach. The property comprises a hallway, two reception rooms with a feature fire place, a separate kitchen with access to the cellar. The first floor offers two double bedrooms and a family bathroom. Externally you will find a low maintenance courtyard garden. It would be ideal for a professional couple, first time buyers or as a buy to let investment. Ideal too for commuters as Broadstairs railway station is only a short walk and the property is within the School Catchment Area for Local Primary Schools & Secondary Schools including Dane Court Grammar School. Further benefits include gas central heating and double glazing.

Please call Miles & Barr today to arrange your internal viewing!

DESCRIPTION

Entrance

Entrance Hall

Ground Floor

Lounge 12'7 x 11'3 (3.84m x 3.43m)

Dining Room 12'0 x 11'2 (3.66m x 3.40m)

Kitchen 8'8 x 8'3 (2.64m x 2.51m)

First Floor

Bedroom One 15 x 11 (4.57m x 3.35m)

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

Bathroom 9'2 x 9'1 (2.79m x 2.77m)

External

Rear Garden

