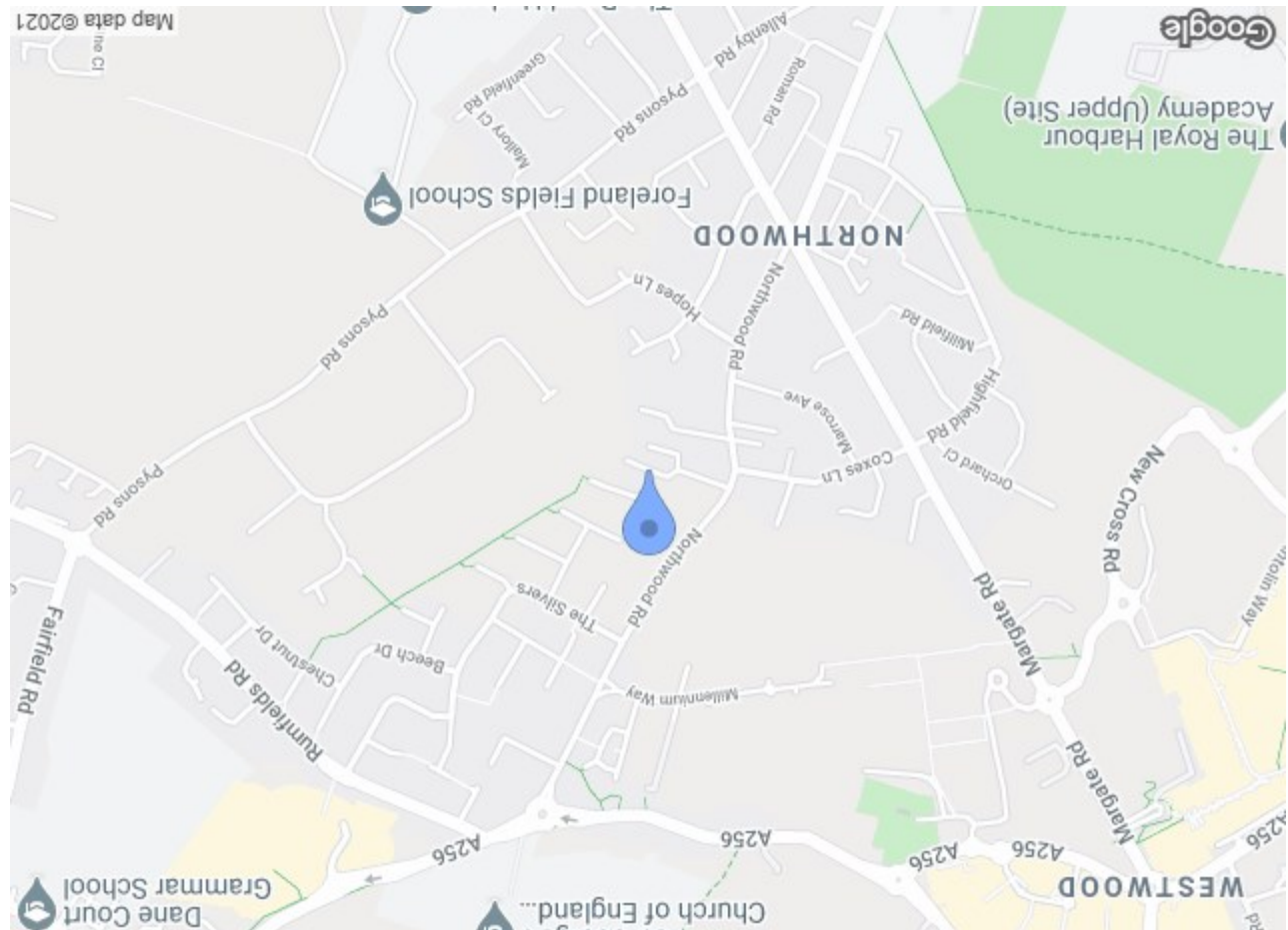


www.milesandbarr.co.uk/referral-fee-disclosure

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:



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-50)
65	
79	
Current	Possible



27 VINCENT CLOSE
BROADSTAIRS



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

miles & barr
YOUR PROPERTY AGENT



27 VINCENT CLOSE
BROADSTAIRS

£250,000

- Chain Free!
- Three Bedrooms
- Open Plan Lounge Diner
- Low Maintenance Rear Garden
- Close to Transport Links
- Close To Schools

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

THREE BEDROOM FAMILY HOME BEING SOLD CHAIN!!

Miles and Barr are delighted to bring to market this three bedroom end of terrace home. Located on the always popular Vincent Close, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links. Internally the ground floor has an entrance hall leading to an generous, open plan lounge diner and separate kitchen. The first floor offers three very well proportioned bedrooms and a family bathroom.

In need of modernisation, this property offers a fantastic opportunity for a first time buyer to put their own stamp on a spacious well positioned home.

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

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge Diner 23'11 10'04 (7.29m 3.15m)
- Kitchen 8'10 x 8'07 (2.69m x 2.62m)
- First Floor
- Bedroom One 9'08 x 11'05 into wardrobes (2.95m x 3.48m into wardrobes)
- Bedroom Two 9'10 x 9'06 (3.00m x 2.90m)
- Bedroom Three 6'08 x 8'04 (2.03m x 2.54m)
- Bathroom
- External
- Front Garden
- Rear Garden

