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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
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	78
Possible	80



4 10 WESTERN ESPLANADE BROADSTAIRS



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BROADSTAIRS

£350,000

- Two Bedrooms
- Two Bathrooms
- Balcony With Sea Views
- Allocated Parking
- No Forward Chain!

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

Miles and Barr are delighted to be offering this two bedroom, two bathroom first floor balcony apartment with great sea views from the front rooms. There is also an allocated parking space to the rear and a visitors space which is shared with all of the flats.

Once inside the communal entrance there is a flight of stairs to the first floor where you have a private entrance to the apartment. Upon entering there is an inner hallway with a window to the side, all of the rooms are accessed off the hallway, to the front there is a lounge with balcony which boasts sea views. The master bedroom has an en-suite shower, the second bedroom suits either a double bed or can be used as a dining room and lastly the main bathroom is of a good size.

Externally there is one parking space and easy access to Viking Bay or Dumpton Gap which are found in either direction.

For more information and to arrange your viewing contact Miles and Barr 7 days a week on 01843 888444.

DESCRIPTION

- Entrance
- Lounge 13'4 x 11'8 (4.06m x 3.56m)
- Kitchen 8'0 x 7'5 (2.44m x 2.26m)
- First Floor
- Bedroom 15'9 x 8'8 (4.80m x 2.64m)
- En Suite 6'3 x 5'9 (1.91m x 1.75m)
- Bedroom 14'7 x 8'5 (4.45m x 2.57m)
- Bathroom 8'3 x 6'3 (2.51m x 1.91m)

