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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 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	A (93 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (45-54)
Below average	F (21-30)
Very inefficient - higher running costs	G (1-20)
Current	66
Possible	80

TOTAL APPROX. FLOOR AREA 78.2 SQ.M. (841 SQ.FT.)  
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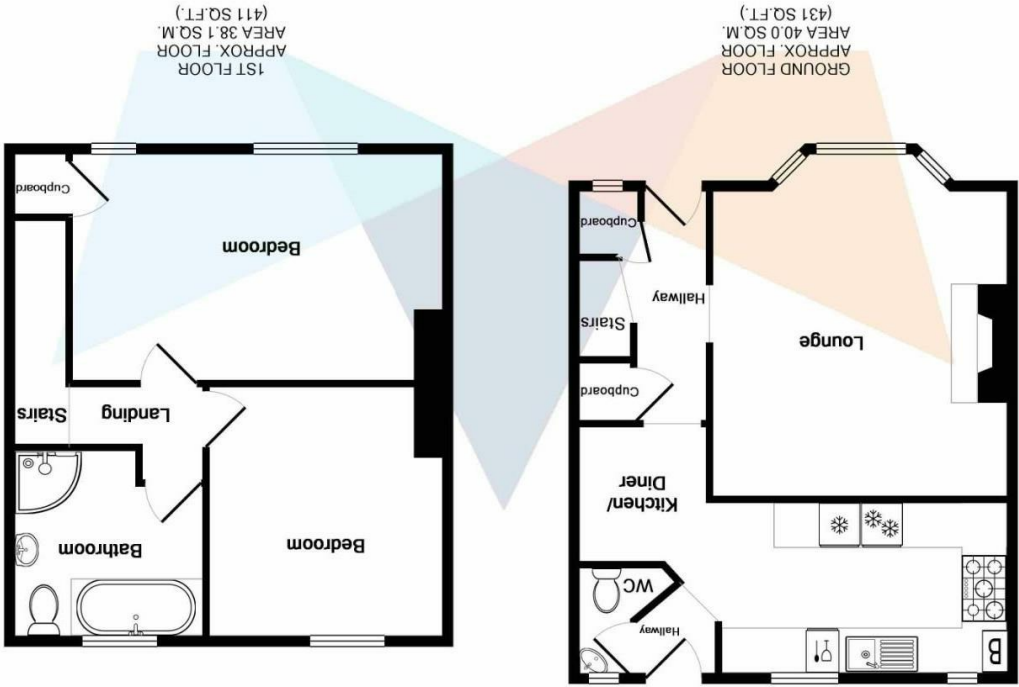
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**miles & barr**  
YOUR PROPERTY AGENT



72 NORMAN ROAD  
BROADSTAIRS



72 NORMAN ROAD  
BROADSTAIRS

£220,000



- Two bedroom mid-terrace house
- Off street parking
- Contemporary kitchen
- Lawned rear garden with access to Thanet Wanderers Recreational Ground
- Four piece bathroom suite
- Separate downstairs toilet
- 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

Miles & Barr are delighted to bring to the market this tastefully presented two bedroom terraced house with off street parking, located within walking distance to Thanet Wanderers Recreational Ground and St Peter's high street. The property boasts well proportioned accommodation arranged over two floors with a spacious entrance hall with cloaks cupboard leading into the front lounge with feature fireplace and bay window. Adjacent to this is the contemporary, fitted kitchen at the rear of the house with floor and wall units along with integrated appliances. The space has been carefully thought out with a study nook at one end of the kitchen. Alongside the rear door, there is also a downstairs W/C. Venture to the first floor you'll find two very large double bedrooms and a four piece bathroom suite with separate shower cubicle and bath. Externally the property boasts off street parking to the front of the property on the block paved drive and a secluded, mainly laid to lawn rear garden with gate leading directly onto Thanet Wanderers Recreational Ground.

Norman Road is located on the border of Broadstairs and St Peters and fall within the catchment area of several highly regarded infant, primary and grammar schools. Broadstairs' high speed train links to London St Pancras are only a short walk away along with a plethora of shops, bars and restaurants and our award winning sandy beaches.

Call Miles & Barr today on 01843 888444 to arrange your viewings now!!!

## DESCRIPTION

Ground Floor

Cloak Cupboard

Lounge 15'5" x 12'10" (4.70m x 3.91m)

Kitchen/Breakfast Room 19'3" x 7'10" (5.87m x 2.39m)

WC

First Floor

Bedroom One 15'11" x 10'5" (4.85m x 3.18m)

Bedroom Two 11'4" x 10'5" (3.45m x 3.18m)

Bathroom 8'4" x 8'1" (2.54m x 2.46m)

Exterior

Rear Garden

