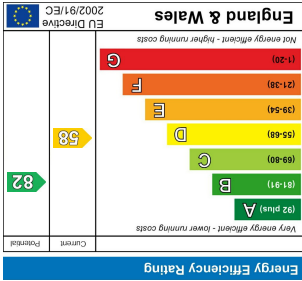
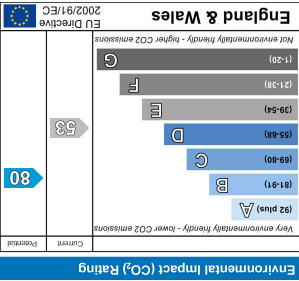


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



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

YOUR PROPERTY AGENT



1 ST. CHRISTOPHERS GREEN
BROADSTAIRS



1 ST. CHRISTOPHERS GREEN
BROADSTAIRS

£400,000

- Four Bedroom Family Home
- School Catchment Area
- Two Reception Rooms
- Conservatory
- Garage and Driveway
- Downstairs WC
- Call 7 Days a Week To View

ABOUT

IMMACULATE!!! MILES AND BARR ARE DELIGHTED TO OFFER TO THE MARKET THIS BEAUTIFUL FOUR BEDROOM DETACHED HOUSE LOCATED BY 3 OUTSTANDING OFSTED RATED SCHOOLS, ST. MILDREDS INFANTS SCHOOL, UPTON JUNIOR SCHOOL AND DANE COURT GRAMMAR SCHOOL!!!

Accommodation consists of entrance into a bright hallway, doors into a cloakroom and sitting room to the front of the property. Contemporary kitchen with utility adjacent and separate dining room to the rear of the property, further on there is a conservatory with doors onto a lawned rear garden.

Continuing to the first floor, the living spaces comprise of four well-appointed bedrooms and a family bathroom off the landing. The family bathroom has both bath and shower facilities.

Externally there is space on the drive for a couple of cars and this leads to the garage and side access perfect for bin storage.

CALL MILES AND BARR TODAY ON 01843 888444 TO ARRANGE YOUR VIEWING NOW!!! YOU DON'T WANT TO MISS OUT!!!

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. Ramsgate 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.

DESCRIPTION

Entrance

Entrance Hall

Lounge 9'93 x 20'5 (2.74m x 6.22m)

WC 5'63 x 5'89 (1.52m x 1.52m)

Kitchen 11'4 x 9'78 (3.45m x 2.74m)

Dining Room 11'1 x 9'5 (3.38m x 2.87m)

Conservatory 14'1 x 11'11 (4.29m x 3.63m)

First Floor Landing

Bedroom 8'27 x 11'55 (2.44m x 3.35m)

Bedroom 8'16 x 11'36 (2.44m x 3.35m)

Bathroom 6'59 x 8'8 (1.83m x 2.64m)

Bedroom 11'32 x 11'19 (3.35m x 3.35m)

Bedroom 8'44 x 12'50 (2.44m x 3.66m)

Front Garden

Rear Garden

Off Road Parking

Garage

