



42 VINCENT CLOSE
BROADSTAIRS

£295,000

- Four Bedrooms
- Quiet No Through Road
- Off Street Parking
- School Catchment Area

ABOUT

Miles and Barr are delighted to bring to the market this four bedroom terraced house nestled in a quiet area of Broadstairs. Located in Vincent close the property is within walking distance of Westwood Cross shopping centre, within the catchment area of several highly regarded infant, primary and grammar schools, venture a little further and you'll find Broadstairs high street with our high speed train links to London St Pancras, restaurants, bars, coffee shops and award winning sandy beaches.

The property itself boasts a spacious entrance porch leading through to the hall with doors leading into the kitchen at the front of the property with fitted floor and wall units, the lounge is towards the rear of the property with feature fireplace and sliding doors out to the conservatory and garden. There is also a fourth bedroom/study to the ground floor where the garage has been converted for extra space.

On the first floor there are three bedrooms and a family bathroom with separate wc. Externally the property has a private rear garden laid to lawn with a paved patio area. To the front there is off street parking for several cars.

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

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 82 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

Kitchen 11'10 x 7'7 (3.61m x 2.31m)

Lounge 10'11 x 19'0 (3.33m x 5.79m)

Conservatory 18'11 x 8'4 (5.77m x 2.54m)

Bedroom Four 16'0 x 7'8 (4.88m x 2.34m)

First Floor

Bedroom Two 11'8 x 10'11 (3.56m x 3.33m)

Bedroom One 14'3 x 7'4 (4.34m x 2.24m)

Bedroom Three 8'8 x 7'7 (2.64m x 2.31m)

Bathroom 6'2 x 5'8 (1.88m x 1.73m)

WC 2'8 x 5'8 (0.81m x 1.73m)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	83
England & Wales		
EU Directive 2002/91/EC		



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. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure