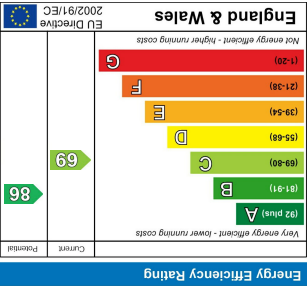


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: www.milesandbarr.co.uk/referral-fee-disclosure



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BOTANY ROAD BROADSTAIRS



BOTANY ROAD
BROADSTAIRS

£400,000

- Council Tax Band: C
- Short Walk to Beach and Golf Course
- Lounge/Diner with Wood Burner
- Sunny Rear Garden
- Outdoor Copper Shower
- Three Bedrooms

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

IMMCAULATE THREE BEDROOM HOME BY THE SEA PERFECT FOR AIR B&B!!
Miles and Barr are delighted to bring to market this well presented, three bedroom home. Located on Botany Road just moments from a blue flag award winning sandy beach and a prestigious golf club. Internally the property comprises an entrance hall leading to an open plan lounge diner featuring a wood burner making a stunning centre piece to the room. Also on the ground floor is a sperate kitchen and downstairs WC. The first floor offers three well proportioned bedrooms and a family bathroom. Externally the property benefits from a sunny rear garden with back access which features an outdoor copper shower, with hot and cold water. Further benefits to the property are a garage en bloc and parking to the front. In our opinion this property is perfect for a range of buyers including those looking for a secure lock up and leave or a short term let purchase with fantastic potential return.

DESCRIPTION

- Entrance Hall
- Downstairs WC
- Lounge/ Diner 26'84 x 9'12 (7.92m x 2.74m)
- Kitchen 7'04 x 9'45 (2.24m x 2.74m)
- Main Bedroom 13'40 x 9'21 (3.96m x 2.74m)
- Bedroom Two 10'81 x 9'19 (3.05m x 2.74m)
- Bedroom Three 5'95 x 9'73 (1.52m x 2.74m)
- Family Bathroom
- Garage
- Garden

