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Energy Efficiency Rating	
Current	Potential
82	63

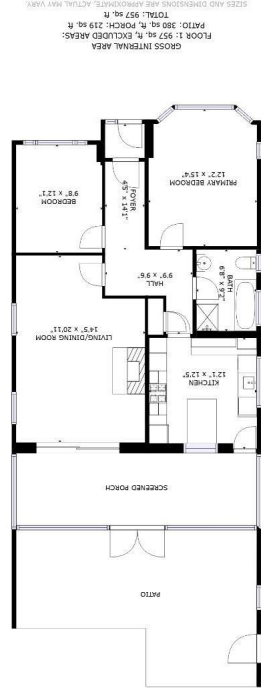
  

England & Wales	
Energy Efficiency Rating	Estimated Annual Energy Cost (£)
A	£21-27
B	£27-35
C	£35-45
D	£45-55
E	£55-65
F	£65-80
G	£80-120

Not energy efficient - higher running costs  
EU Directive 2002/91/EC



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 ...valuing people, not just property



**BOTANY ROAD, BROADSTAIRS**



**BOTANY ROAD  
 BROADSTAIRS**

**OFFERS IN EXCESS OF £500,000**

- Council Tax Band: D
- Two Bedrooms
- Conservatory
- Sunny Garden
- Off Street Parking
- Close To The Beach
- Detached Bungalow

## ABOUT

WELL PRESENTED, TWO BEDROOM DETACHED BUNGALOW WITH SUNNY GARDEN!!

Miles and Barr are delighted to bring to the market this well presented two bedroom detached bungalow. Situated in the ever popular Botany Road, this property is ideal for buyers who are looking to be in a sought after location close to the beach and bus links. Internally the property comprises a spacious lounge diner, separate fitted kitchen, conservatory and two well proportioned bedrooms serviced by a family bathroom. Externally the property boasts off street parking for multiple cars, a garage and generous, sunny aspect rear garden.

In our opinion this property is perfect for a range of buyers including those looking to downsize their family home or those looking for a second home by the sea. Please call Miles and Barr, Broadstairs to arrange an internal viewing.

## 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.

## DESCRIPTION

Entrance  
Entrance Hall  
Lounge/Diner  
Kitchen  
Conservatory  
Bedroom One  
Bedroom Two  
Bathroom  
External  
Rear Garden

