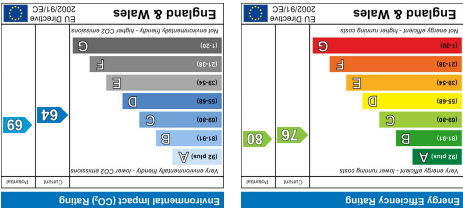


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances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

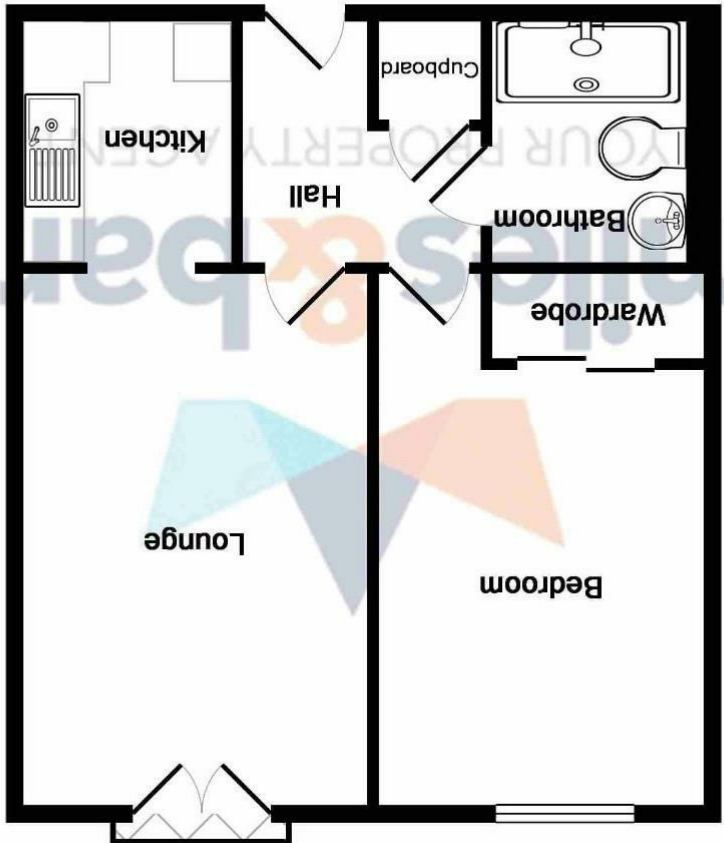


123 High Street, Broadstairs, Kent, CT10 1NQ  
t 01843 888 444 e. [broadstairs@milesandbarr.co.uk](mailto:broadstairs@milesandbarr.co.uk)



24 SEAVIEW 76 WEST CLIFF ROAD BROADSTAIRS

Total Approx. Floor Area 40.3 Sq.M. (434 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only



24 SEAVIEW 76 WEST CLIFF ROAD  
BROADSTAIRS

£140,000



- One Bedroom Retirement Home
- Large Lounge With Separate Kitchen
- Lift To All Floors
- Communal Living Facilities Also
- Sought After Location, Moments From The Sea
- No Forward Chain!

## ABOUT

YOUR CHANCE TO ACQUIRE AN RETIREMENT APARTMENT BY THE SEA. Miles and Barr are delighted to offer for sale this most impressive one bedroom purpose built apartment situated in one of the most sought after areas of Broadstairs.

The apartment is situated on the third floor of this highly desirable retirement apartment complex which has passenger lift service to all floors, and is positioned within 200 yards of the sandy beaches of Louise Bay as well as having the sandy beaches at Viking Bay just around the cove, with its vibrant mix of shops and restaurants, being found under a mile away.

The property boasts an adequate level of accommodation arranged over one floor and is, in our opinion, to be found in excellent decorative order throughout and has been exceptionally well maintained by its current owner. Comprising of one bedroom, a lounge with partial sea views, separate kitchen, bathroom/WC, double glazing, and secure first come first served parking for four cars.

For more information and to arrange your viewing, contact Miles and Barr 7 days a week on 01843 888444.

## 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 14'4 x 9'8 (4.37m x 2.95m)

Kitchen 6'6 x 6'4 (1.98m x 1.93m)

Bedroom 14'4 x 9'4 (4.37m x 2.84m)

Shower Room

External Communal Gardens

