

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

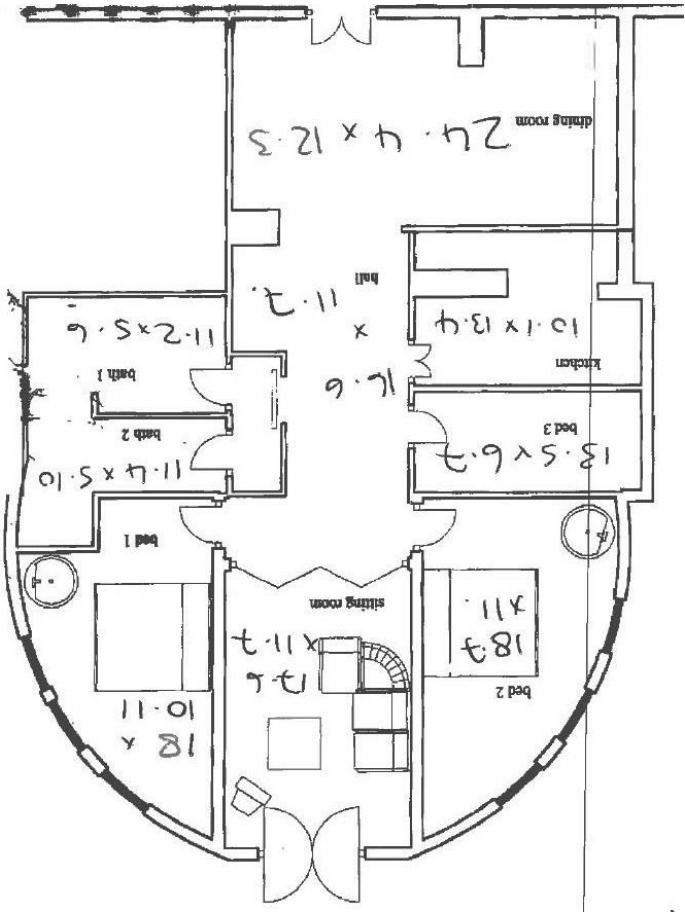


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92 plus)	Very environmentally friendly - lower CO ₂ emissions
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	Not environmentally friendly - higher CO ₂ emissions

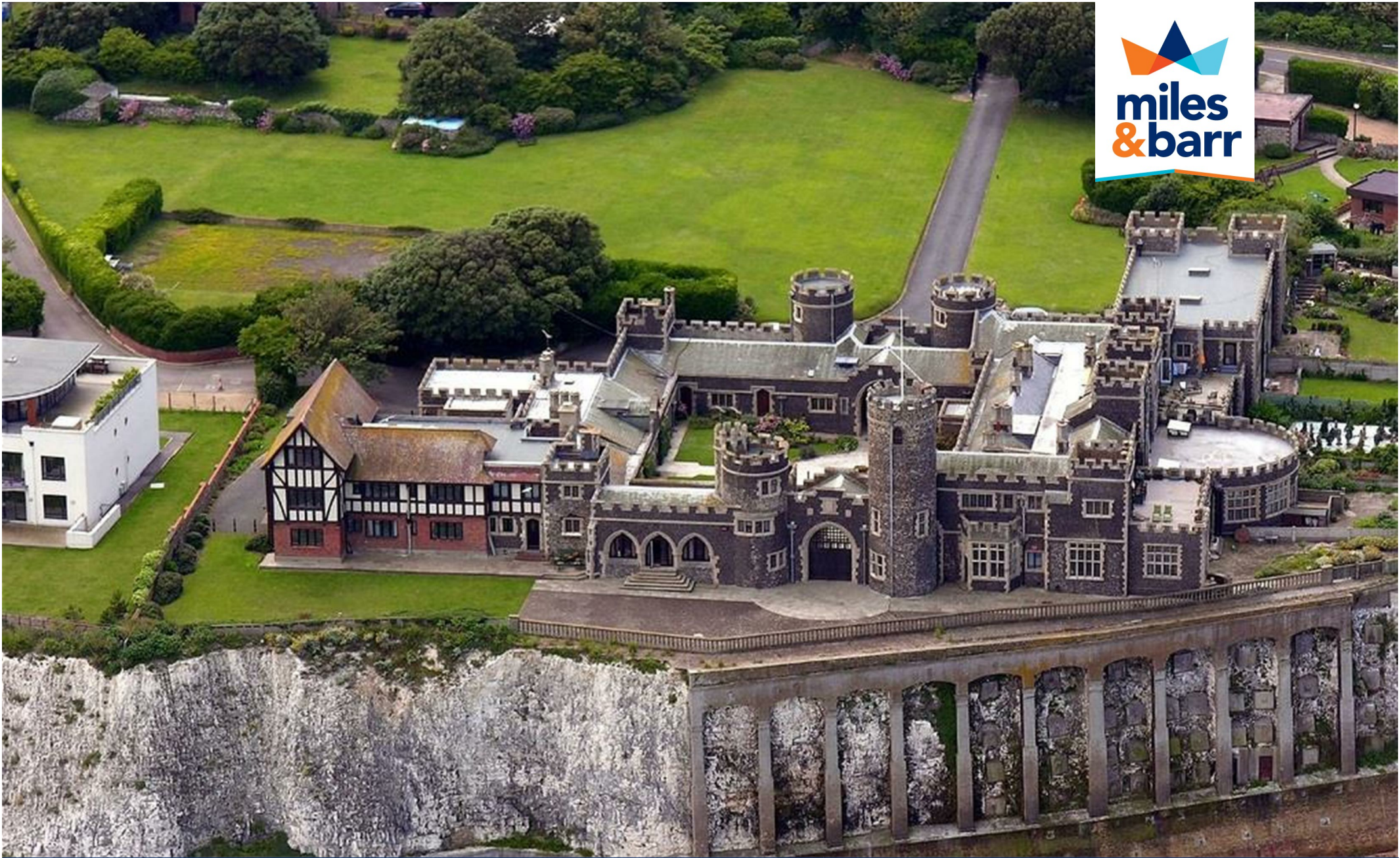
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YOUR PROPERTY AGENT



KINGSGATE CASTLE FLAT 32 JOSS GAP ROAD
BROADSTAIRS



KINGSGATE CASTLE FLAT 32 JOSS GAP ROAD
BROADSTAIRS

£450,000

- Three Bedroom Ground Floor Home
- Attractive Garden
- Secure Setting
- Direct Sea Views
- No Forward Chain!
- Garage Included

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

An Englishman's home is his Castle with Sea Views!!

Internal viewing Essential for this Grade Two Listed home, a secure 3 bed apartment within electronically gated private grounds situated on the cliff tops of Kingsgate.

Located about a mile from Broadstairs with your own private gardens directly overlooking one of Kent's finest beaches.

Built around 1760 by Lord Holland the Castle is now private apartments, the Castle was previously an upmarket hotel in the 1930's visited by stars of the stage and screen in its day and also home to several Lords down the centuries.

BOASTING Sea views from the lounge, and two of the bedrooms, with high mullioned windows, a grand reception hall, 2 bedrooms, 2 bathrooms and a separate kitchen, there is also a garage included within the sale.

RARELY AVAILABLE BOOK YOUR VIEWING TODAY.

DESCRIPTION

Ground Floor

Hallway 16'6" x 11'7" (5.03m x 3.53m)

Sitting Room 17'6" x 11'7" (5.33m x 3.53m)

Dining Room 24'4" x 12'3" (7.42m x 3.73m)

Kitchen 13'4" x 10'1" (4.06m x 3.07m)

Bedroom One 18'00" x 10'11" (5.49m x 3.33m)

Bedroom Two 18'7" x 11'00" (5.66m x 3.35m)

Bedroom Three 13'5" x 6'7" (4.09m x 2.01m)

Bathroom One 11'2" x 5'6" (3.40m x 1.68m)

Bathroom Two 11'4" x 5'10" (3.45m x 1.78m)

