



**63 NORTHDOWN ROAD**  
**BROADSTAIRS**

**OFFERS OVER £400,000**

- Detached Family Home
- Four Bedrooms
- Close To School
- Beautifully Presented
- Off Street Parking

## 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

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH HOME OFFICE!!

Miles and Barr are delighted to bring to market this four bedroom detached family home, Located on Northdown Road, this property is ideal for families looking to be close to local schools, amenities and transport links.

Internally the property benefits from an entrance hall leading to a generous open plan kitchen/reception area to the rear and a light and airy living room to the front of the property with a downstairs WC. The first floor benefits from a study and two well proportioned bedrooms with a contemporary fitted bathroom.

The second floor boasts an impressive master bedroom complete with en-suite shower room.

Externally the property offers off street parking and a low maintenance part decked, part laid to lawn rear garden.

In our opinion this property is perfect for a growing family who are looking for versatile and well presented home in a fantastic location.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

## DESCRIPTION

Entrance

Entrance Hall

Lounge 12'0 x 11'8

Kitchen/Reception Room 19'4 x 12 into 21'3 x 9'6 at maximum

WC

First Floor

Bedroom One 13'5 x 11'11

Bedroom Two 11'11 x 10'2

Bedroom four 7'3 x 6'4

Bathroom 8'10 x 6'6

Second Floor

Master Bedroom 17'4 x 10'6

En Suite 7'4 x 6'7

External

Off Street Parking

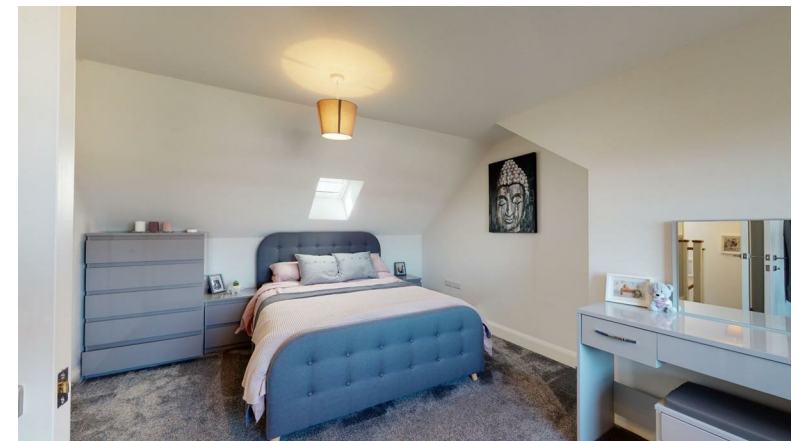
Rear Garden







# 63 NORTHDOWN ROAD BROADSTAIRS



45 High Street, Broadstairs, Kent, CT10 1WP  
t. 01843 888 444 e. [broadstairs@MilesandBarr.co.uk](mailto:broadstairs@MilesandBarr.co.uk)



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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. 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)