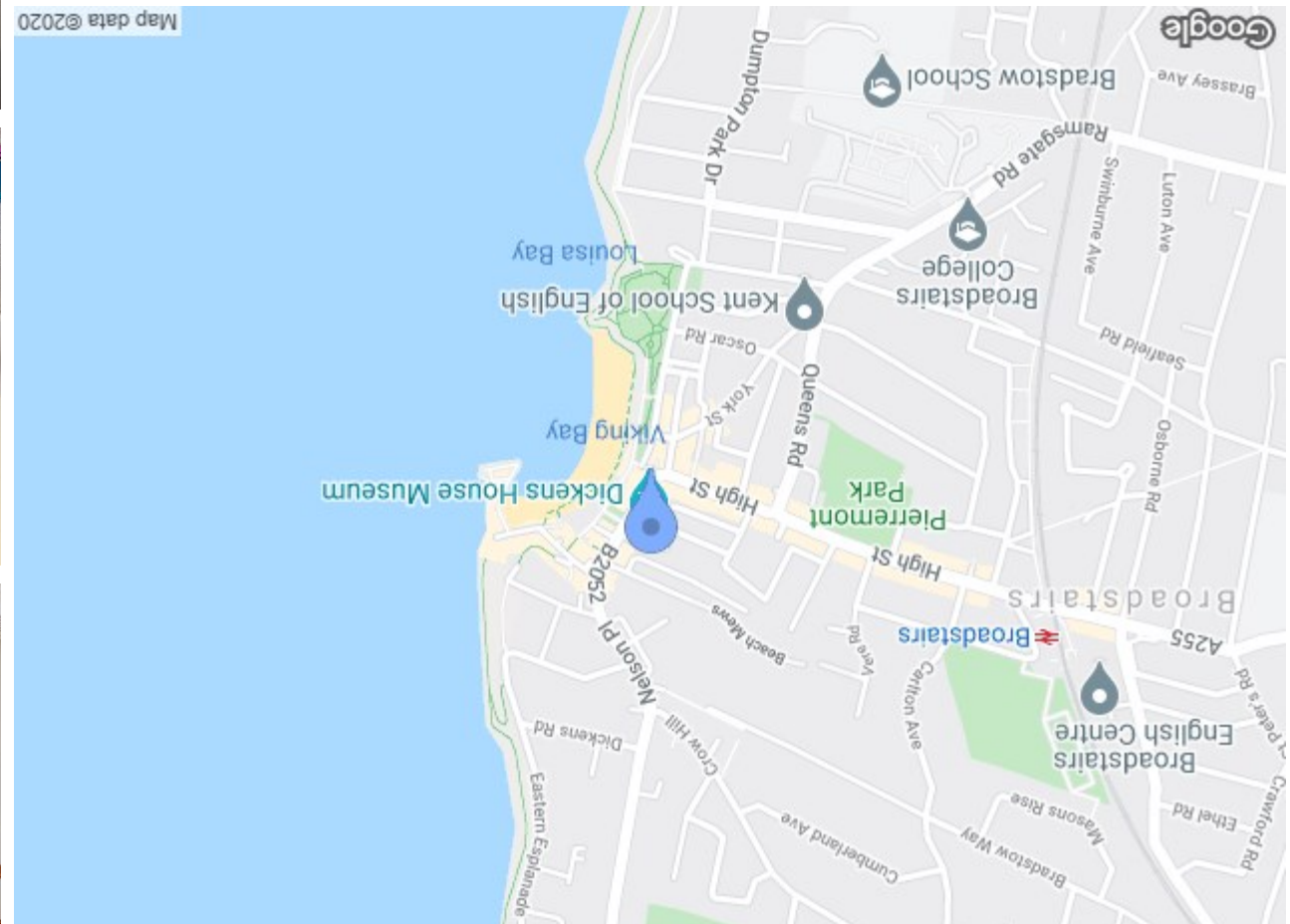
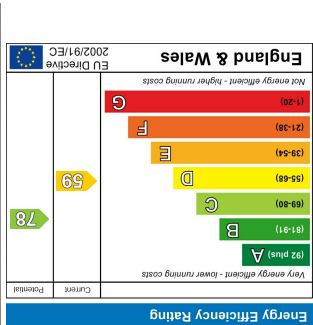


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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)



## FLAT 1 20 VICTORIA PARADE BROADSTAIRS



## FLAT 1 20 VICTORIA PARADE BROADSTAIRS

£250,000



- No Forward Chain
- Sea Front Location
- Spacious Apartment
- Private Garden
- Moments From The Beach
- Perfect Holiday Home

### LOCATION

The sought-after seaside town of Broadstairs, with its 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 & 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.

### ABOUT

NO CHAIN SEAFRONT APARTMENT WITH PRIVATE GARDEN!!

Miles and Barr are delighted to bring to the market this two bedroom, lower ground floor apartment with a private garden being sold end of chain. Located on the always popular Victoria Parade, this property is ideal for clients who are looking for a spacious apartment just seconds away from the beach and local amenities.

Internally the property comprises a entrance hall leading to an open plan kitchen and reception area with access to the easily maintainable rear garden. The property also benefits from two very well proportioned bedrooms serviced by a bathroom and utility space. In our opinion this perfectly situated apartment is suitable for a wide range of purchasers including clients looking for a lock up and leave holiday home as there are a range of internal items that could be available subject to an agreeable purchase price, or buy to let properties.

To avoid disappointment, please call Miles and Barr on 01843 888444 to arrange an internal viewing.

### DESCRIPTION

- Entrance
- Kitchen/Reception Room 15'08 x 18'00 (4.78m x 5.49m)
- Bedroom One 13'03 x 14'09 into bay (4.04m x 4.50m into bay)
- Bedroom Two 12'02 x 8'04 (3.71m x 2.54m)
- Bathroom 9'03 x 6'09 (2.82m x 2.06m)
- Utility 6'00 x 7'03 (1.83m x 2.21m)

