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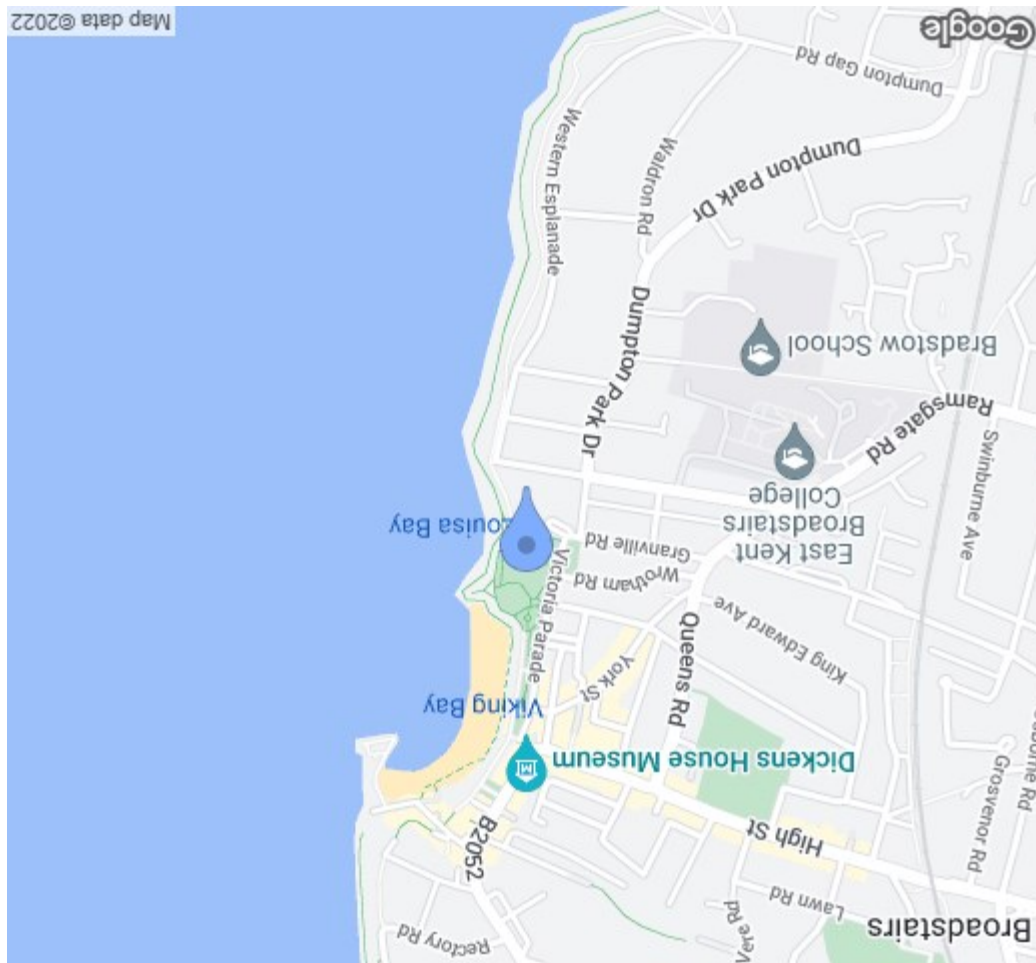


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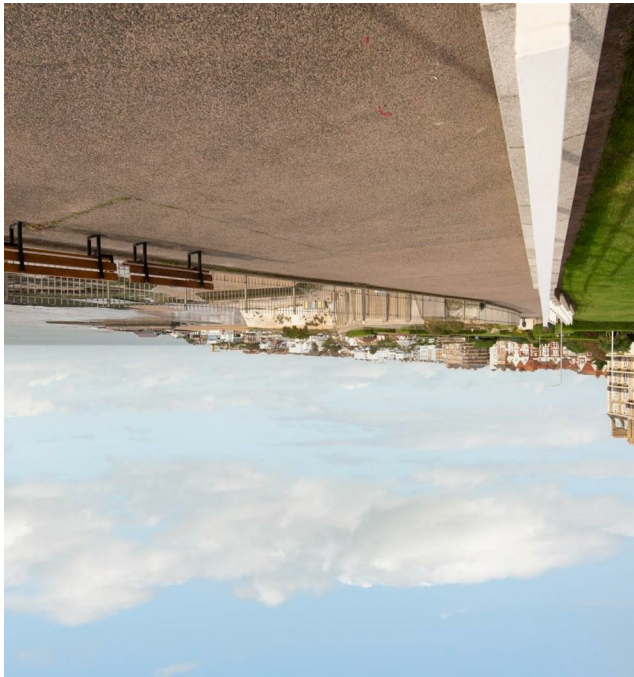


miles & barry
...valuing people, not just property

<p>Energy Efficiency Rating</p>		<p>Very energy efficient – lower running costs</p> <p>A (93-100)</p> <p>B (81-92)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Very energy inefficient – higher running costs</p>	<p>England & Wales</p> <p>2002/91/EC</p> <p>EU Directive</p>
Current	76	78	



WEST CLIFF ROAD, BROADSTAIRS



WEST CLIFF ROAD BROADSTAIRS

OFFERS IN EXCESS OF £340,000

- No Chain
- Two Bedroom Apartment
- Sea Views
- Cliff Top Location
- Residents Pool
- Underground 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, Joss Bay and Dumpton Gap has a delightful all season dog friendly beach, with a great cafe nearby. 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

TWO BEDROOM APARTMENT WITH STUNNING SEA VIEWS, NO CHAIN!

Miles and Barr are delighted to bring to the market this wonderful two bedroom apartment in desirable 'Charleston Court'. Security is an important factor with key card access for residents and an entry phone system for visitors. Just below the apartments is the idyllic Viking Bay with its picturesque harbour and beautiful sandy beach, while adjacent Louisa Bay is a minutes' walk and leads to Dumpton Gap. Charleston Court was originally built in 1995 to a very high standard and it is so popular that flats rarely appear on the market and when they do, get snapped up very quickly. These lavish apartments also come with exclusive use of the residents only swimming pool as well as its changing facilities and secure underground parking.

Accommodation comprises of a central entrance hall with doors leading into all the principle rooms including two great sized double bedrooms, the master boasts an en-suite with a bath and shower facilities over. There is also a fitted kitchen, Family bathroom and the exceptionally bright lounge. This wonderful apartment also boasts access to your private balcony with views down west cliff road to the sea.

DESCRIPTION

Entrance Hallway

Lounge 15'5 x 11'11 (4.70m x 3.63m)

Kitchen 15'1 x 7'11 (4.60m x 2.41m)

Bedroom One 11'8 x 11'10 (3.56m x 3.61m)

Bedroom Two 11'2 x 8'4 (3.40m x 2.54m)

Bathroom 5'9 x 5'5 (1.75m x 1.65m)

