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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 only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Energy Efficiency Rating		
Current Potential		
88		
50		
A (93 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		



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102 WESTWOOD ROAD  
BROADSTAIRS



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BROADSTAIRS

£200,000



- For Sale By Modern Method Of Auction
- Chain Free
- Three Bedroom Semi Detached
- In Need Of Work
- Original Fireplaces
- Generous Rear Garden

### 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

For sale by Modern Method of Auction; Starting Bid Price £200,000.00 plus Reservation Fee...  
THREE BEDROOM SEMI DETACHED HOME WITH ORIGINAL FEATURES BEING SOLD CHAIN FREE!!

Miles and Barr are delighted to bring to the market this three bedroom semi detached home, being sold chain free! Located on Westwood Road, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links. In need of refurbishment work, this property is ideal for a buyer who is looking to get stuck into a property that has fantastic potential. Internally the ground floor comprises an entrance leading to a lounge, dining room, kitchen, bathroom, lean to and access to the cellar. The first floor boasts three well proportioned bedrooms. Externally the property benefits from off street parking and a generous rear garden offering potential to expand subject to planning permission.

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

### DESCRIPTION

- Entrance
- Entrance Hall/Lean To
- Kitchen 10'8 x 8'7 (3.25m x 2.62m)
- Bathroom 7'2 x 6'8 (2.18m x 2.03m)
- Lounge 15'10 x 9'4 (4.83m x 2.84m)
- Dining Room 14'8 x 8'9 (4.47m x 2.67m)
- Cellar
- First Floor
- Bedroom One 14'8 x 9'2 (4.47m x 2.79m)
- Bedroom Two 13'6 x 9'4 (4.11m x 2.84m)
- Bedroom Three 11'9 x 9'7 (3.58m x 2.92m)

