



Harmsworth Gardens, Broadstairs



18 Harmsworth Gardens Broadstairs Kent CT10 1BD



Description

Ground Floor

- Lounge Diner
23'05 x 13'00
narrowing to 9'04
(7.14m x 3.96m
narrowing to
2.84m)
- Kitchen
12'02 x 12'06
(3.71m x 3.81m)
- Master Bedroom
11'05 x 10'04
(3.48m x 3.15m)
- En-Suite
- Bedroom Two
14'0"x 10'7"
(4.27m x 3.25m)
- Bathroom
8'08 x 6'07
(2.64m x 2.01m)
- Snug/Bedroom
Four
10'04 x 10'05
(3.15m x 3.18m)
- Conservatory
9'09 x 10'05
(2.97m x 3.18m)

First Floor

- Bedroom
13'05 x 10'05
(4.09m x 3.18m)
- Loft Space (with
potential STPP)

External

- Front
Garden/Driveway
- Garage
- Rear Garden

Property

Beautiful three bedroom detached bungalow located in the ever popular Harmsworth Gardens, this property is ideal for clients who are looking for a quiet residential location, whilst remaining close to local schools, amenities and transport links including direct train lines to London.

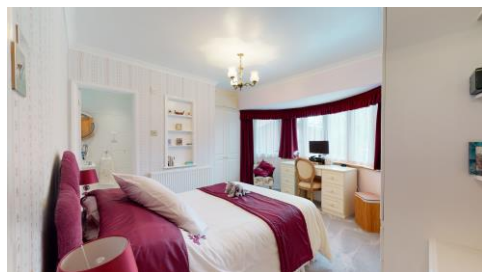
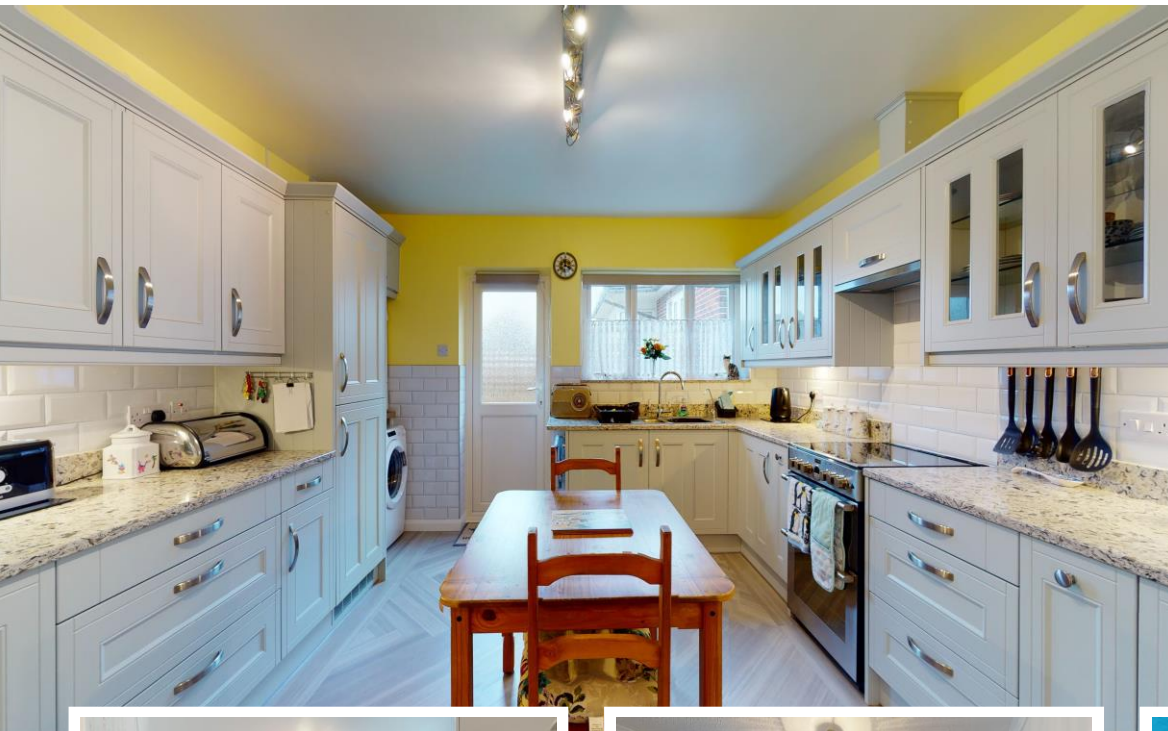
Internally the property comprises an entrance hall leading to a generous lounge diner with separate kitchen complete with marble work surfaces. The ground floor also boasts two very well-proportioned bedrooms, serviced by an en-suite to the master and separate family bathroom. Further benefits to the ground floor include an extra reception room to the rear with access to a conservatory. Upstairs you will find the third bedroom with eves storage.

Externally the property has off street parking for three cars, a garage and generous part paved part lawn 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.





Ground Floor
Approximate Floor Area
1234.0 sq. ft.
(115.0 sq. m)



First Floor
Approximate Floor Area
158.0 sq. ft.
(15.0 sq. m)

TOTAL APPROX FLOOR AREA 1393.0 SQ. FT. (AREA 129.0 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.

| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 70 | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 499000
 Email: exclusive@milesandbarr.co.uk

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