



Stone Road, Broadstairs


MILES & BARR
EXCLUSIVE



74 Stone Road Broadstairs Kent CT10 1EB



Description

Ground Floor

- Porch
- Hallway
- W.C.
- Lounge
22'5 x 19'6 max
(6.83m x 5.94m)
- Kitchen
13'3 x 9'7
(4.04m x 2.92m)
- Breakfast Room
7'8 x 6'4
(2.34m x 1.93m)
- Conservatory
15'2 x 11'4
(4.62m x 3.45m)
- Bedroom
Five/Study
16'3 x 8'5
(4.95m x 2.57m)

First Floor

- Landing
- Balcony
- Bedroom One
11'6 x 11'4
(3.51m x 3.45m)
- Bedroom Two
9'6 x 6'9
(2.90m x 2.06m)
- Bedroom Three
10'2 x 9'9 (3.10m
x 2.97m)
- Bedroom Four
10'7 x 10'7
(3.23m x 3.23m)
- Bathroom
7'8 x 4'6
(2.34m x 1.37m)

External

- Front
Garden/Driveway
- Rear Garden
- Garage

Property

A detached family home with sea views from the rear and situated in a highly sought-after location close to Stone Bay and within easy reach of Broadstairs town centre. The ground floor has an entrance porch, hallway with cloakroom, a double aspect lounge, a well-equipped kitchen leading to a breakfast room plus a double glazed conservatory overlooking the rear garden and fifth bedroom/study.

On the first floor there is an impressive master bedroom and a balcony leading from the first floor hallway. There are three further bedrooms with the rear bedrooms having sea views and a family bathroom. Externally the garden space has been designed for ease of maintenance, with ample off street parking to the front leading to the garage.



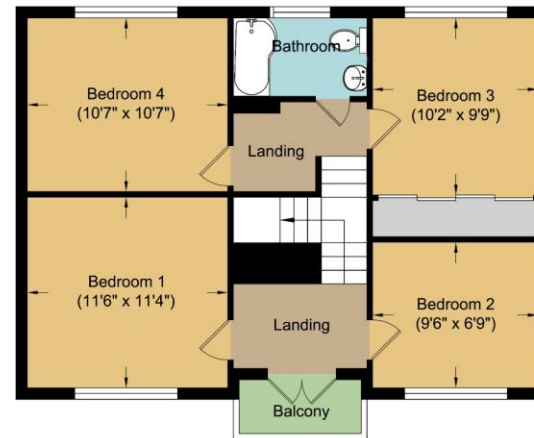
Location

The property is found within easy access to North Foreland Golf Course and Broadstairs town centre with its variety of local shops, restaurants, bars and cafes. Broadstairs also boasts some fantastic sandy beaches including Joss Bay and Viking Bay, both of which are close by. There are a number of highly regarded schools in the area, in both the public and private sectors including grammar schools. Broadstairs also has a mainline railway station providing a regular service to London.





Ground Floor
Approximate Floor Area
1191.13 sq. ft.
(110.66 sq. m)



First Floor
Approximate Floor Area
614.94 sq. ft.
(57.13 sq. m)

TOTAL APPROX FLOOR AREA 1806.07 SQ. FT. (AREA 167.79 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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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