



Sea View Road, Broadstairs


MILES & BARR
EXCLUSIVE



8 Sea View Road Broadstairs Kent CT10 1BX



Description

Ground Floor

- Porch
- Entrance Hall
- Living Room
21'0 x 16'9
(6.40m x 5.11m)
- Dining Room
14'4 x 13'4
(4.37m x 4.06m)
- Kitchen
14'8 x 10'5
(4.47m x 3.18m)
- Bathroom
- Separate WC
- Bedroom
14'10 x 12'5
(4.52m x 3.78m)
- Bedroom
10'11 x 9'7
(3.33m x 2.92m)
- Bedroom
14'8 x 10'3
(4.47m x 3.12m)

First Floor

- Landing
- Bedroom
18'6 x 9'10
(5.64m x 3.00m)

- En-suite Bathroom
- Bedroom
12'8 x 10'9
(3.86m x 3.28m)

Annex

- Entrance Hall
- Shower Room
- Kitchen
14'6 x 7'0
(4.42m x 2.13m)
- Living Room
14'6 x 12'5
(4.42m x 3.78m)
- Bedroom
9'10 x 9'6
(3.00m x 2.90m)
- Bedroom
12'3 x 9'3
(3.73m x 2.82m)

External

- Front Garden/Driveway
- Rear Garden

Property

Situated along the sought-after Sea View Road, Broadstairs is this incredibly spacious beautifully designed five bedroom detached chalet bungalow, benefitting from a detached two bedroom annex in the grounds perfect for a variety of potential uses adding to the versatility of the home, properties such as this are seldom available on the market.

Set on a generous plot the bungalow layout flows comprising a lounge to the front leading down to the dining room with patio doors to the garden, there is a newly fitted modern kitchen with island and a range of fitted appliances, the master bedroom with fitted wardrobes and two further double bedrooms and a bathroom and separate wc. The first floor adds a generous double bedroom with an en-suite bathroom and eaves storage and a further single bedroom, ideal as a study if needing to work from home.

Externally the property has ample off-street parking to the front, the substantial rear garden has the addition of a two bedroom detached annex with an open plan kitchen/lounge, two double bedrooms and a modern shower room with electric heating, perfect for multi generation living or for air B and B. The rear garden is mainly laid to lawn with a paved and decked seating area ideal for alfresco dining.

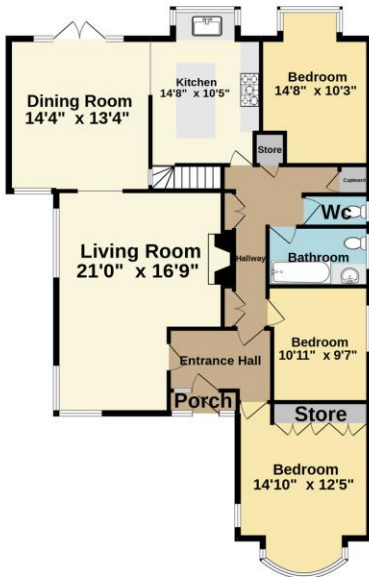


Location

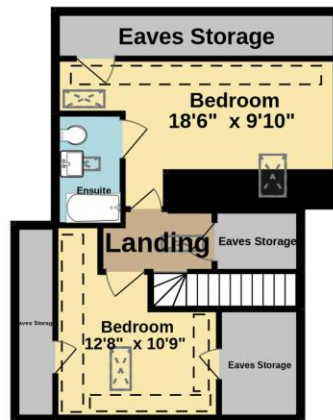
The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good 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
1885 sq.ft. approx.



1ST FLOOR
468 sq.ft. approx.



TOTAL FLOOR AREA : 2353 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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