



Salisbury Avenue, Broadstairs

  
MILES & BARR  
EXCLUSIVE





# 105 Salisbury Avenue Broadstairs Kent CT10 2EB



## Description

### Ground Floor

- Porch
- Entrance Hall
- Living Room  
20'11 x 11'11  
(6.38m x 3.63m)
- Kitchen  
14'8 x 13'10  
(4.47m x 4.22m)
- Utility Room
- W.C.
- Bedroom  
9'11 x 9'11  
(3.02m x 3.02m)
- Bedroom  
9'10 x 9'1  
(3.00m x 2.77m)
- Family Bathroom

### External

- Front/Driveway
- Integral Garage
- Rear and Side Gardens

### First Floor

- Landing
- Bedroom  
11'10 x 11'10  
(3.61m x 3.61m)
- Walk-in Wardrobe



## Property

Beautifully presented three bedroom family home located in the popular Salisbury Avenue, this property is ideal for buyers who are looking for a well thought out home which is close to local schools, amenities and transport links.

Internally the property comprises an entrance hall leading to a spacious lounge diner and a contemporary fitted kitchen with access to a WC and utility room. Upstairs the property boasts three well-proportioned bedrooms, the master with a walk-in wardrobe and a modern four-piece family bathroom.

Externally the property has off street parking for two cars and an integral garage to the front. The rear garden is complete with decking and wraps around to the side of the property offering a low maintenance part turf part paved sunspot.

Please note that under 'Section 21' of the Estate Agency Act, Miles & Barr declare an interest in this property.



## 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.





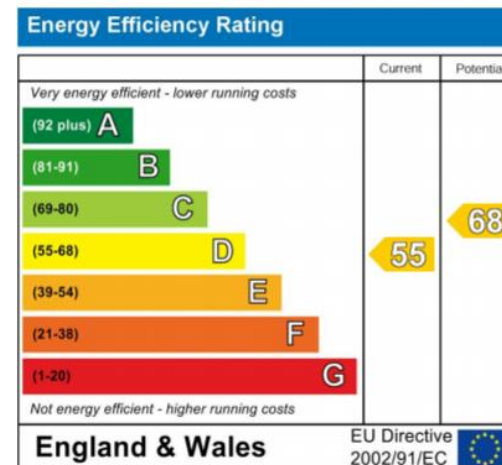
GROUND FLOOR  
683 sq.ft. approx.



1ST FLOOR  
545 sq.ft. approx.

TOTAL FLOOR AREA : 1228 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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