



Sea View Road, Broadstairs


MILES & BARR
EXCLUSIVE



35 Sea View Road Broadstairs Kent CT10 1BX



Description

Ground Floor

- Porch
- Entrance Hall
- Kitchen/Breakfast Room
14'1 x 12'11
(4.29m x 3.94m)
- Living Room
13'11 x 11'9
(4.24m x 3.58m)
- Conservatory
11'0 x 10'6
(3.35m x 3.20m)
- Bedroom
19'0 x 12'6
(5.79m x 3.81m with built in wardrobes)
- Bedroom
11'8 x 11'6
(3.56m x 3.51m with built in wardrobe)
- Bedroom
11'3 x 9'10
(3.43m x 3.00m plus built-in wardrobe)
- Bathroom

External

- Front Garden
- Driveway
- Garage
19'0 x 8'6
(5.79m x 2.59m)
- Utility Room
13'5 x 8'6
(4.09m x 2.59m)
- Rear Garden

Property

A double fronted, three bedroom detached bungalow. located on Sea View Road, this property is ideal for clients who are looking to be close to local schools, amenities and transport links including direct train lines to London.

The property is accessed via a paved driveway and comprises an entrance hall leading to a kitchen with ample space for a breakfast eating area, spacious lounge/diner to the rear through to a conservatory overlooking the mature rear garden and three very well-proportioned bedrooms serviced by a contemporary fitted bathroom.

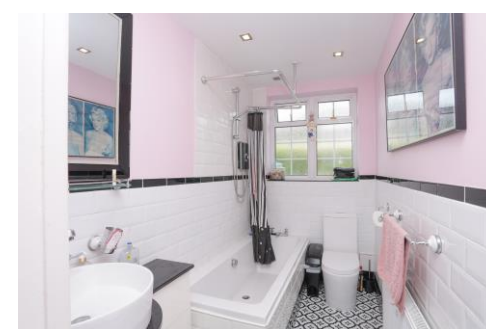
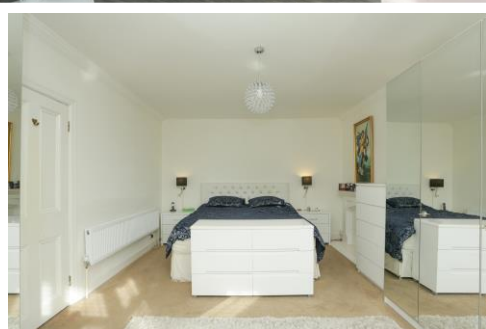
Externally the property benefits from off street parking, a garage and an incredibly generous rear garden offering fantastic potential to expand the property subject to planning permission. Further benefits to the property include a utility room to the rear of the garage.



Location

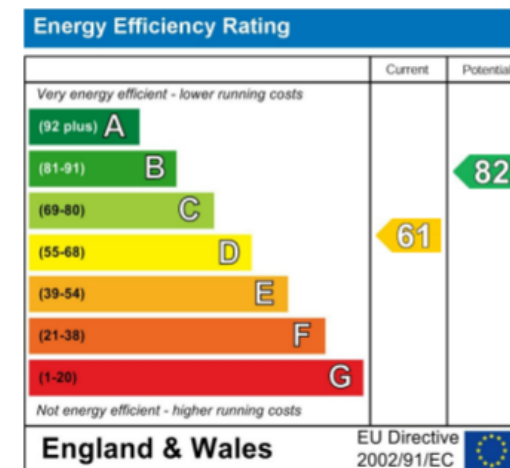
The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good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





TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 499000
 Email: exclusive@milesandbarr.co.uk

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