



12 Park View Vere Road, Broadstairs, CT10 1JF
£350,000



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A short stroll onto Broadstairs High Street and the iconic Viking Bay, this spacious two-bedroom apartment is located on the second floor of this beautiful purpose-built development. The property benefits from lift access and secure lower-ground parking, with one allocated parking space.

Internally, the apartment offers a bright and generous open-plan living and dining area, featuring double doors that open onto a Juliette balcony. Large windows flood the space with natural light, creating an ideal setting for both everyday living and entertaining. The contemporary kitchen is fully fitted with a high-specification range of integrated appliances, seamlessly blending style with practicality.

The impressive principal bedroom includes a stylish en-suite bathroom, while a second double bedroom provides versatile accommodation, perfect for guests, family, or use as a home office.

Conveniently located just 400 metres from Broadstairs train station, with direct services to London in as little as 76 minutes, this penthouse is ideally suited to commuters as well as those seeking a luxurious coastal retreat. The property also benefits from approximately 111 years remaining on the lease.

Description

Lounge/Dining Room
20'0" x 17'4"

Kitchen
11'5" x 7'10"

Bedroom
17'1" x 21'3"

En Suite

Bedroom
25'3" x 13'1"

Bathroom/WC
4'8" x 2'5"

Tenure Leasehold

Tenure: Absolute Leasehold

Lease remaining: 112 years

Full lease term: 125 years from and including 25 December 2012

Service Charge Demand TBC

EPC Rating C

Council Tax Band D

Ground Rent TBC

Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not be relied upon and do not form part of any contracts. 3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 5. Zest Homes hold the copyright to all advertising material used to market this property. 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Location

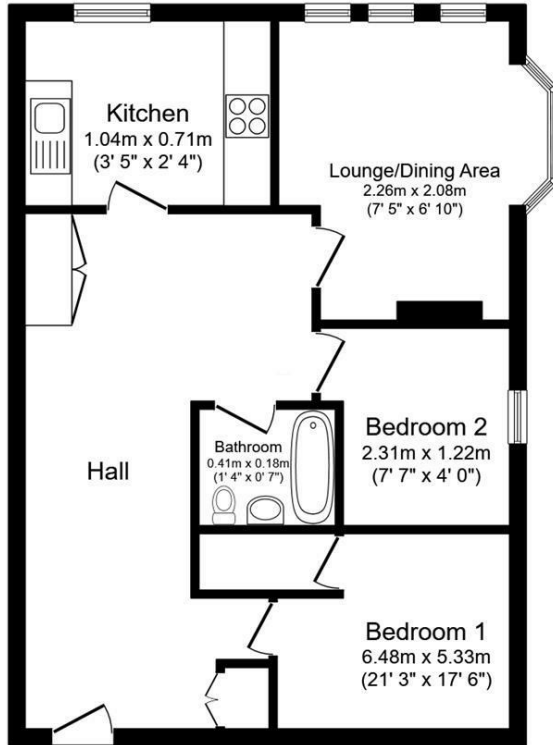
Broadstairs is a charming and highly sought-after seaside town on the Kent coastline, renowned for its picturesque sandy beaches, traditional seaside character, and relaxed coastal lifestyle. At the heart of the town lies the award-winning Viking Bay, a beautiful sandy beach framed by dramatic chalk cliffs, vibrant beach huts, and a bustling promenade lined with cafés and restaurants.

The town offers a blend of independent boutiques, artisan eateries, and well-known high street amenities, creating a lively yet welcoming community atmosphere. Broadstairs also hosts popular annual events, including food festivals and cultural celebrations, further enhancing its appeal as both a permanent residence and a weekend retreat.

For commuters, Broadstairs provides excellent transport connections, with direct rail services to London and convenient road links across Thanet and beyond. The surrounding coastline forms part of the scenic Viking Coastal Trail, ideal for walking, cycling, and enjoying panoramic sea views.

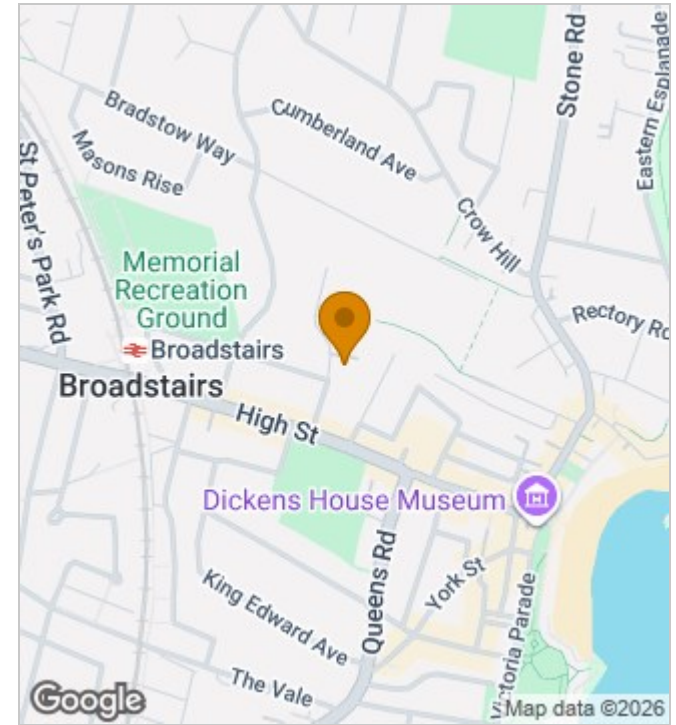
Combining traditional seaside charm with modern convenience, Broadstairs continues to attract buyers seeking a high quality of life by the sea, strong community spirit, and easy access to the capital.





Total floor area: 57.0 sq.m. (614 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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