



Magdala Road  
, Broadstairs, CT10 2TZ

**Offers In The Region Of £240,000**



Imagine stepping off the pavement of Magdala Road and through your front door, where the bustle of the world fades instantly behind you. The hallway draws you forward into a dining room filled with natural light. Morning sun filters in as steam rises from your coffee, and the door opening onto the garden keeps the air feeling fresh and alive. Through a gentle archway, the living room offers a sense of separation while maintaining an easy flow, creating a home that feels both spacious and welcoming.

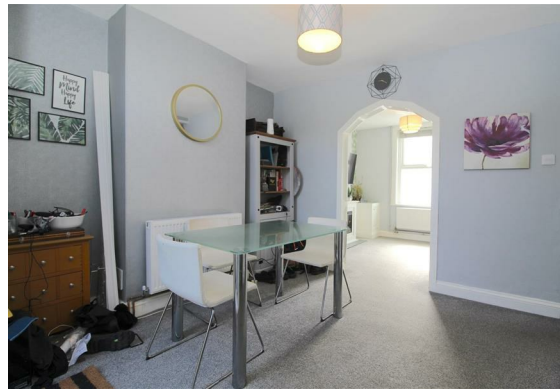
Toward the rear, the galley kitchen is designed with sleek efficiency in mind. Integrated appliances keep everything streamlined, while the gas hob stands ready for relaxed weekend cooking. Beyond, the bathroom sits quietly at the back of the house, offering a clean, calming space for a long soak at the end of the day.

Upstairs, two well-proportioned double bedrooms continue the home's sense of comfort and ease. Both are tastefully finished, allowing you to settle in immediately. The second bedroom benefits from its own private WC - an uncommon and practical feature that adds a touch of convenience and flexibility.

Outside, the rear garden is a private, low-maintenance courtyard. Neatly paved and peaceful as it stands, it also offers exciting potential - perfect for adding greenery, lighting, and personal touches to create a charming outdoor retreat.

All of this is set in the heart of Broadstairs, a quintessential British seaside town known for its golden sands, coastal walks, and independent shops and eateries. Life here moves at a gentler pace, shaped by sea air and timeless charm.

If you're ready to view your new home - Call TMS Estate Agents today! And arrange your viewing with a member of our team.





Hallway

Living room  
10'2" x 9'8" (3.12m x 2.96m)

Dining room  
13'7" x 10'4" (4.16m x 3.17m)

Kitchen  
13'0" x 6'3" (3.97m x 1.93m)

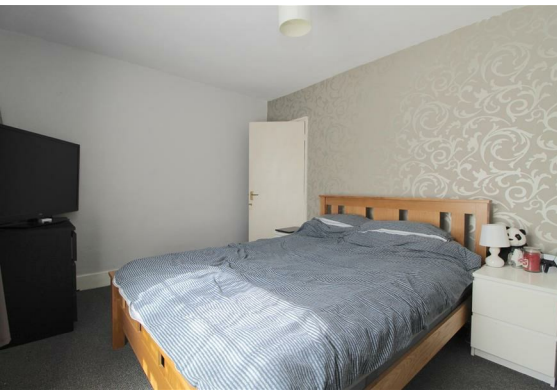
Bathroom  
6'7" x 6'3" (2.03m x 1.93m)

Bedroom one  
13'7" x 9'10" (4.16m x 3.00m)

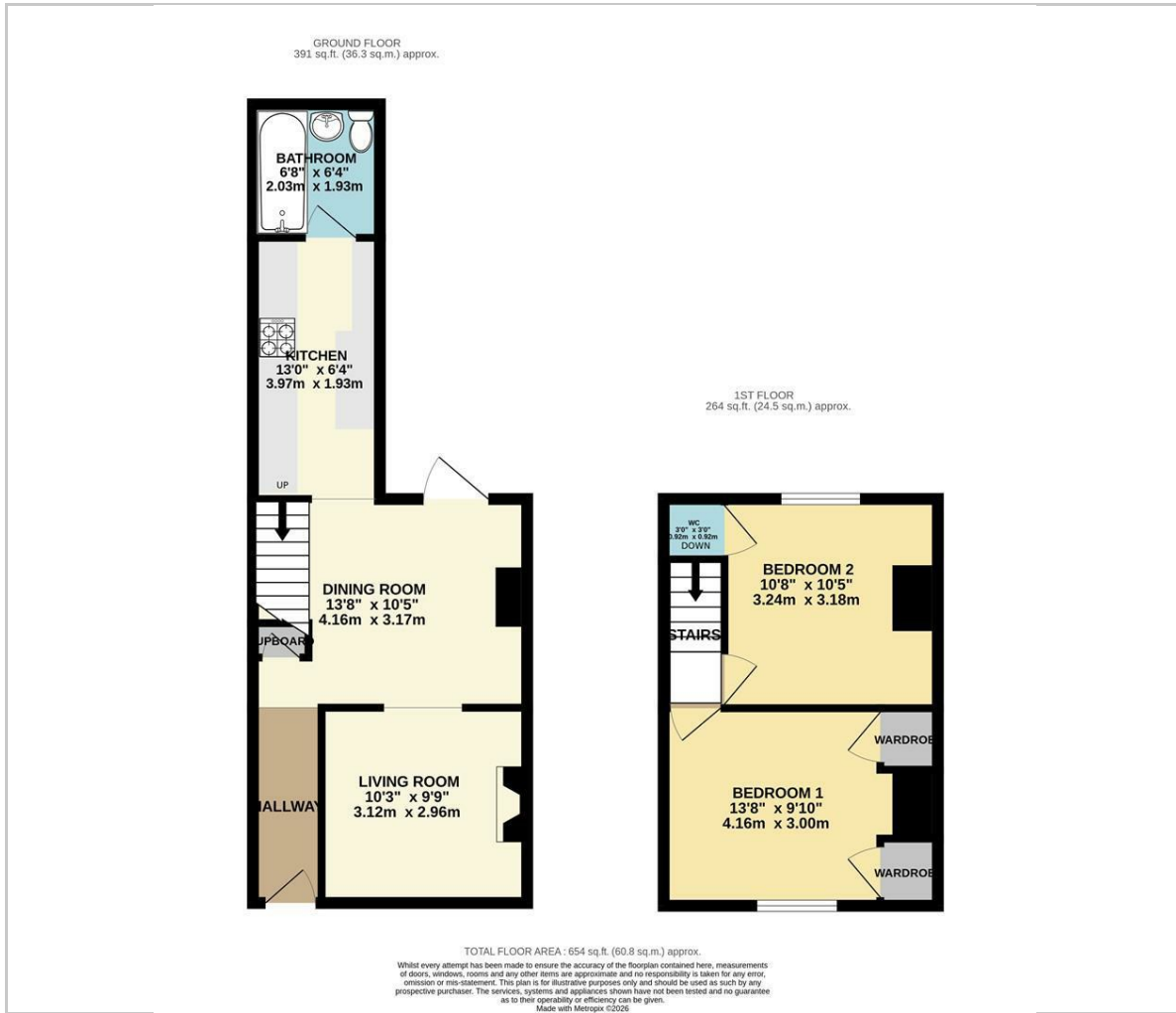
Bedroom two  
10'7" x 10'5" (3.24m x 3.18m)

#### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Floor Plan



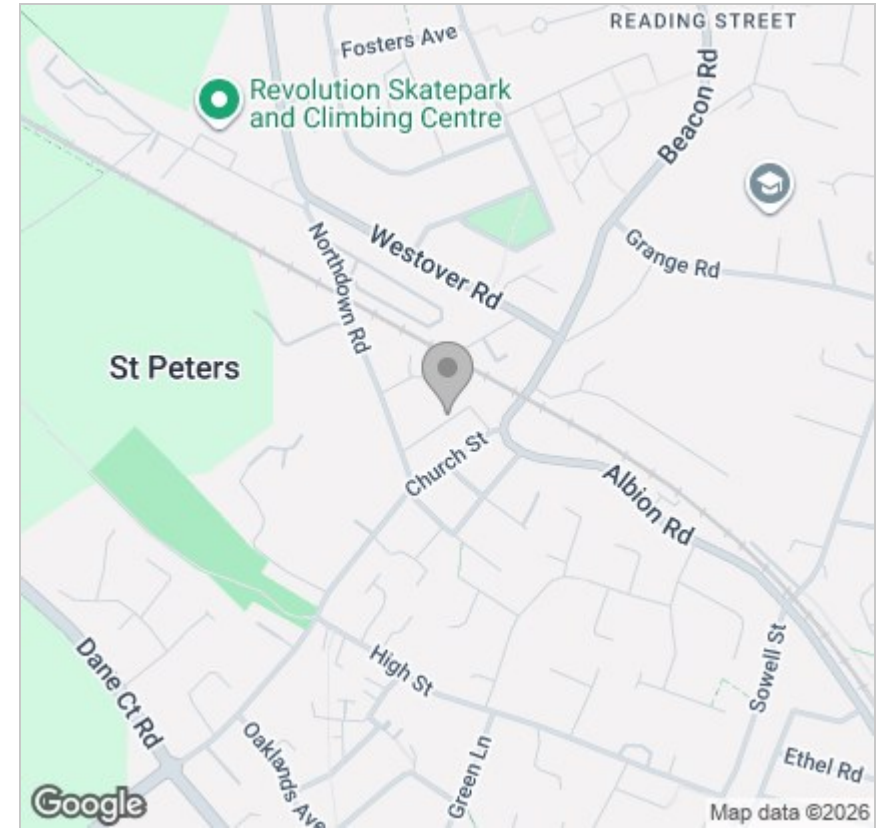
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

