

TMS
ESTATE AGENTS

Albion Street

, Broadstairs, CT10 1NE

Offers In The Region Of £275,000

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Tucked away behind Broadstairs High Street in a private setting, and just a short stroll from the sands of Viking Bay, this beautifully renovated three-bedroom maisonette offers a rare combination of space, privacy and coastal convenience.

Extending to approximately 895 sq ft over three split levels, the property has been comprehensively refurbished and is presented in true turnkey condition. At its heart is an impressive open-plan living, dining and kitchen space of over 20ft, with herringbone flooring, twin windows and a stylish shaker-style kitchen with central island and brass fittings. It is a room designed as much for entertaining as for relaxed everyday living. A light-filled hallway, brightened by roof lights, leads to three bedrooms, including a generous principal bedroom of over 15ft with its own en-suite shower room. The family bathroom makes a real statement, with a freestanding bath, separate walk-in shower and brushed gold fittings, while a separate utility room keeps laundry neatly away from the living space.

The property is reached through secure coded gates, either from the High Street or from the rear close to Albion Street car park and enjoys a surprising sense of seclusion given its central position. Broadstairs' independent shops, cafés, restaurants and seafront are all within easy walking distance, as is the mainline station with high-speed services to London St Pancras.

The property is offered with a share of the freehold. The current owners have successfully run it as a holiday let, making it equally suited to a permanent home, a lock-up-and-leave coastal escape or an income-generating investment.

This is a rare opportunity to acquire a spacious, fully renovated home in one of Broadstairs' most sought-after central locations. Early viewing is highly recommended.

























Porch

Hallway

Reception room
20'9" x 17'7" (6.34m x 5.36m)

Utility room
8'2" x 5'11" (2.50m x 1.81m)

Bathroom
10'7" x 5'11" (3.23m x 1.81m)

Bedroom 1
15'5" x 14'1" (4.71m x 4.31)

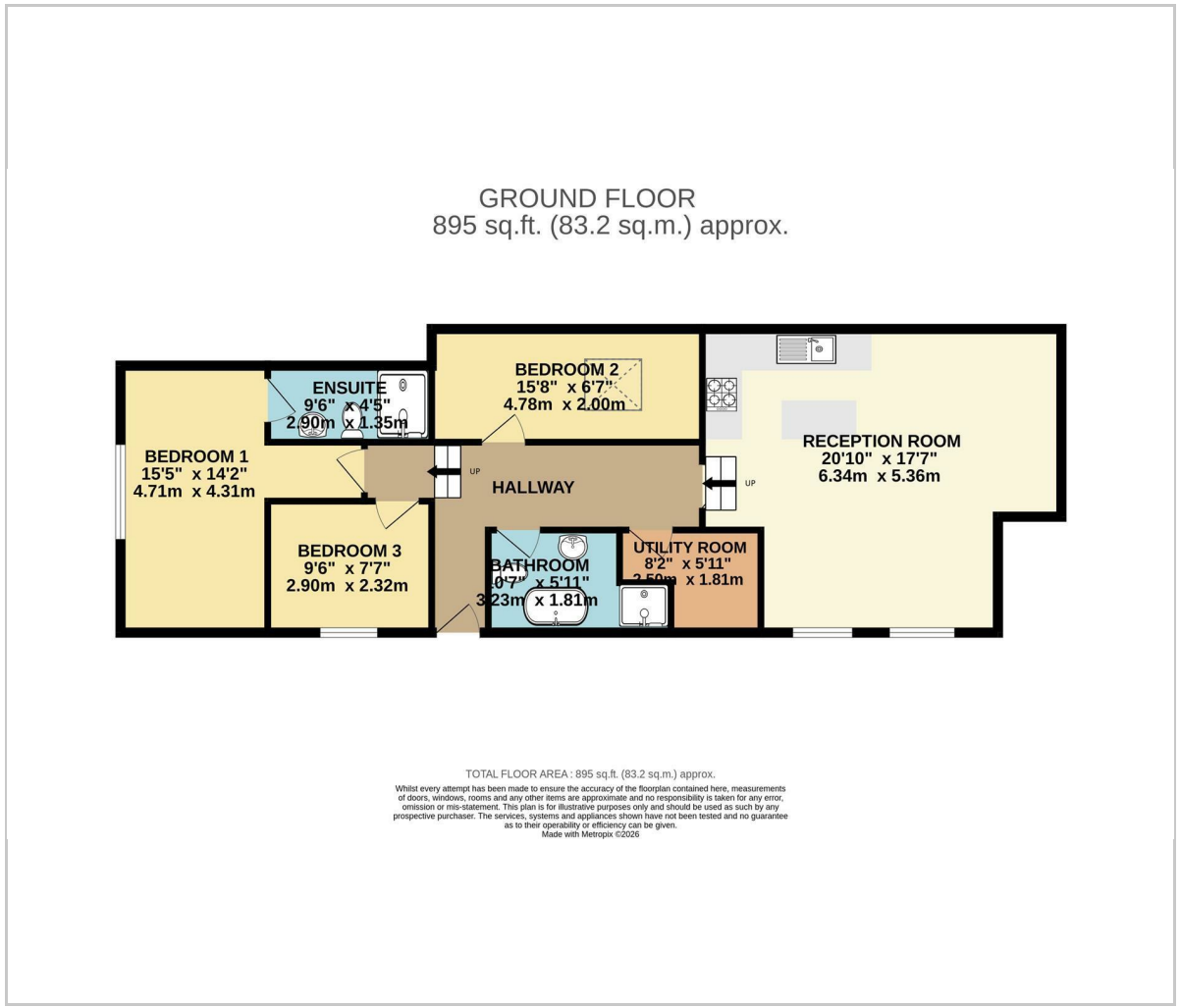
En-suite
9'6" x 4'5" (2.90m x 1.35m)

Bedroom 2
15'8" x 6'6" (4.78m x 2.00m)

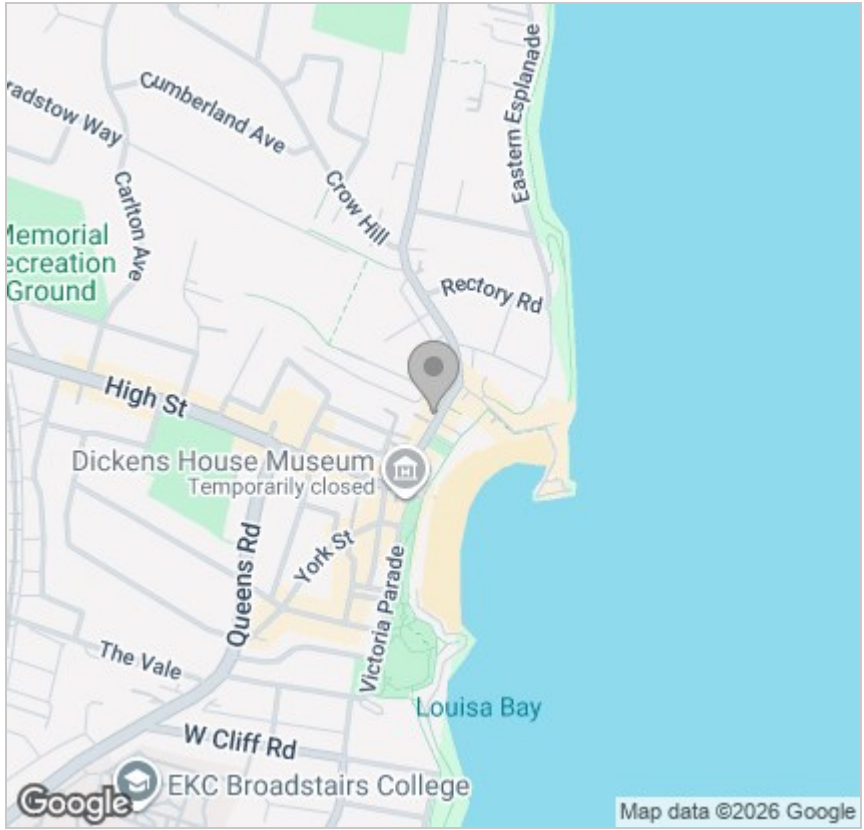
Bedroom 3
9'6" x 7'7" (2.90m x 2.32m)

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.

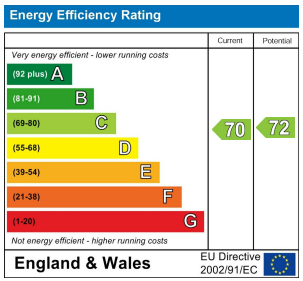
Floor Plan

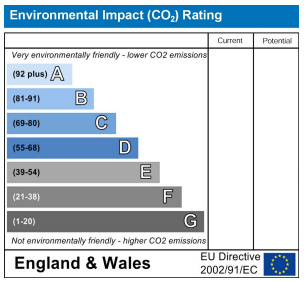


Area Map



Energy Efficiency Graph





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.

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