



**TMS**

ESTATE AGENTS



10 Victoria Avenue  
, Broadstairs, CT10 3JB

Offers In The Region Of £265,000



## 10 Victoria Avenue

, Broadstairs, CT10 3JB

Tucked away along a quiet and well-regarded residential stretch of Victoria Avenue in Broadstairs, this charming two-bedroom semi-detached bungalow offers an ideal blend of tranquillity, convenience and light-filled living.

The location is a real standout, enjoying a peaceful setting while remaining exceptionally well connected. The Loop bus service is positioned at the end of the road, providing effortless access to Broadstairs town centre, local amenities and Westwood Cross — perfect for day-to-day living without compromising on calm surroundings.

Internally, the property is bright and inviting, with the living space enhanced by a striking vaulted ceiling that creates a wonderful sense of space, height and natural light. The accommodation flows well and lends itself comfortably to both relaxed living and entertaining.

Externally, the bungalow benefits from two off-street parking spaces, a valuable and increasingly sought-after feature that adds to the practicality and appeal of the home.

Overall, this is a beautifully positioned bungalow that will appeal strongly to those seeking single-level living in a quiet yet accessible Broadstairs location — whether downsizing, relocating, or simply looking for a home that offers both comfort and convenience.

Ready to view your next home? Call TMS. We're available 7 days a week!





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#### Hallway

**Kitchen**  
11'3" x 9'4" (3.44m x 2.86m)

**Lounge**  
13'5" x 13'5" (4.10m x 4.09m)

**Dining room**  
10'7" x 7'3" (3.25m x 2.23m)

**Bedroom One**  
13'5" x 10'0" (4.10m x 3.06m)

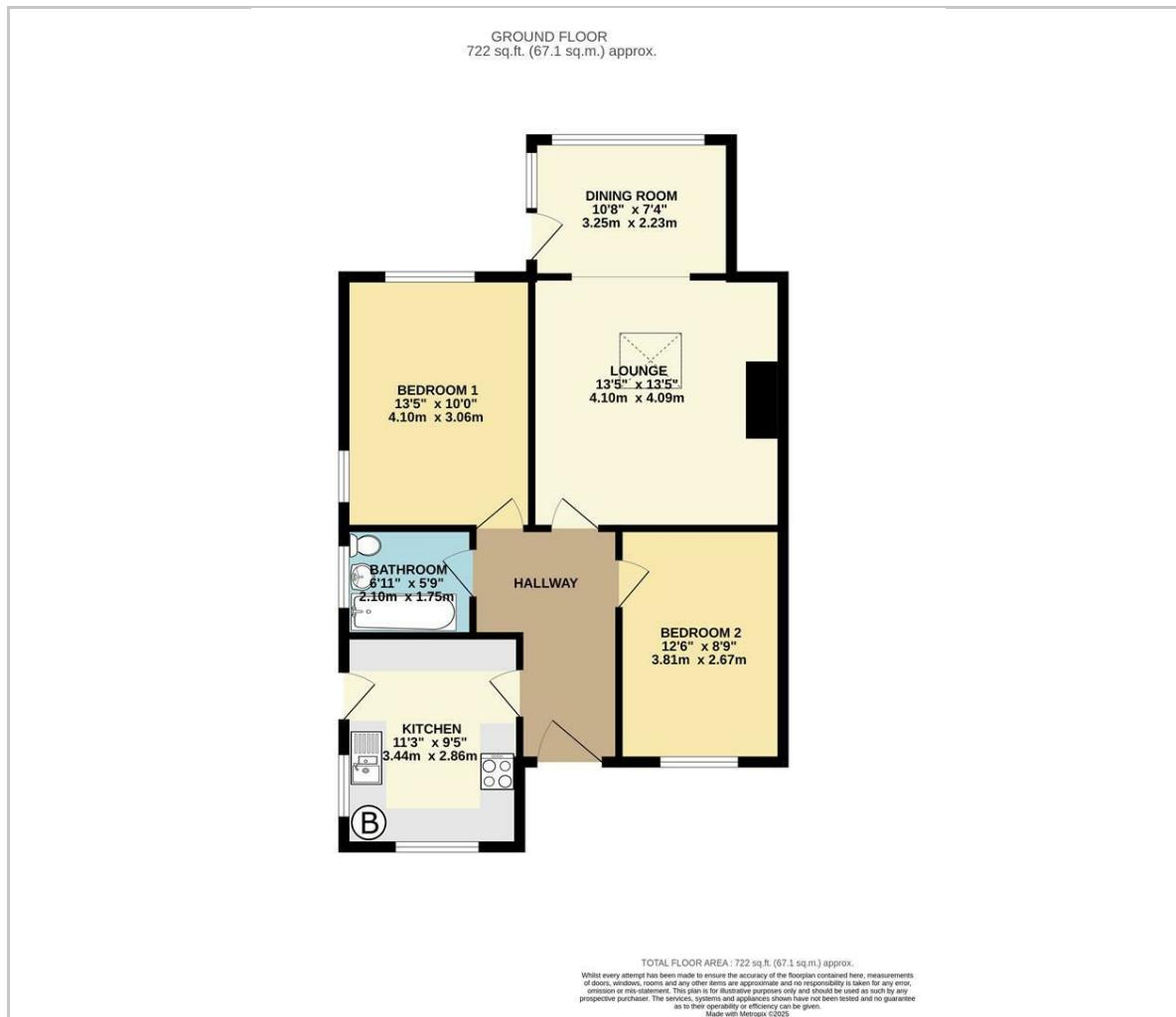
**Bedroom Two**  
12'5" x 8'9" (3.81m x 2.67m)

**Bathroom**  
6'10" x 5'8" (2.10m x 1.75m)

**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.



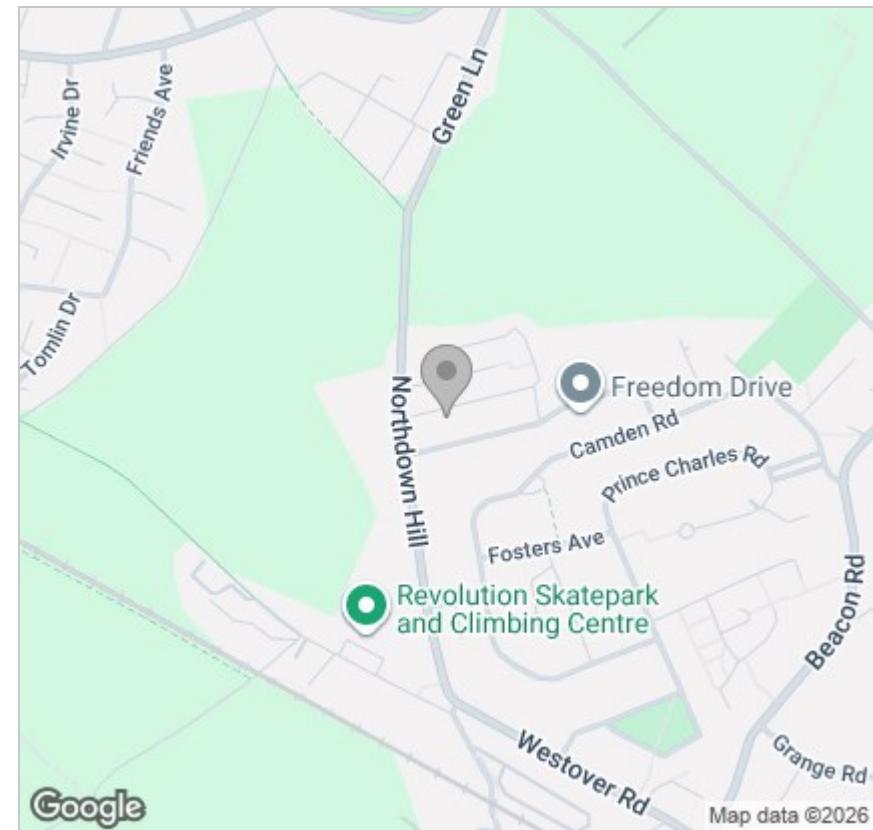
## Floor Plan



## 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.

## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.