



**TMS**

ESTATE AGENTS



Grenville Way  
, Broadstairs, CT10 2JR

Offers In The Region Of £550,000



There are homes that feel practical. And then there are homes that feel lived in, loved, and layered with stories.

Tucked away on a quiet road, this five-bedroom detached chalet bungalow is one of those rare places that seems to unfold as you move through it - a true "Tardis" in the most wonderful sense. It sits peacefully, yet remains close enough to schools, the town centre and the train station to keep everyday life effortless.

For the last decade, the current owners have gently reshaped and reimagined the house, not to impress - but to live well. Every change has been made with intention, creating spaces that feel both generous and deeply personal.

At the heart of the home is the kitchen, dining and sitting room - a warm, open space where mornings begin slowly and evenings stretch long into conversation. When the weather turns kind, bi-fold doors pull the garden into the room, and the wooden deck becomes an extension of daily life: coffee in the sun, children running barefoot across the grass, quiet dinners under the sky.

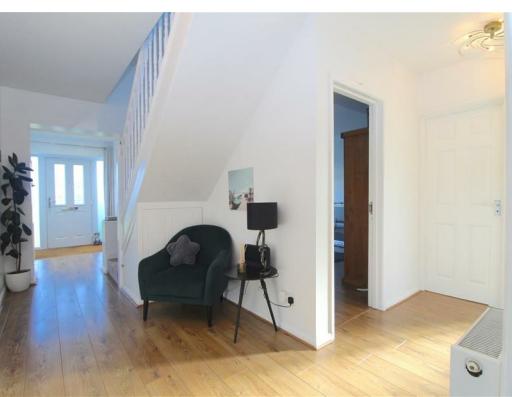
There is a separate lounge at the back- a softer, calmer room, perfect for evenings when you want to close the world out. Two double bedrooms and a study sit on the ground floor, a family bathroom and cloakroom.

Upstairs, two further double bedrooms and a shower room offer a private retreat for guests, teenagers, or simply quiet space when the house is full.

The converted garage which has been transformed into a home gym. It's ideal for visitors, older children, creative work, or that long-imagined studio.

Outside, the garden feels gently hidden from the world. Facing south-west, it is filled with light from morning until dusk. Two lawns, raised decking, and winding access around the house create a sense of freedom - somewhere to play, pause, and breathe.

Book your viewing with TMS today - A simply must view property!





Entrance

Lounge  
16'11" x 11'11" (5.17 x 3.65)

Kitchen/Dining/Sitting Room  
23'10" x 17'8" (7.28 x 5.39)

Bedroom One  
11'5" x 11'6" (3.5 x 3.51)

Bedroom Two  
11'5" x 7'8" (3.49 x 2.35)

Bedroom Three  
11'5" x 10'9" (3.49 x 3.3)

Bathroom  
5'8" x 5'4" (1.75 x 1.64)

Cloakroom  
5'9" x 2'6" (1.77 x 0.77)

## FIRST FLOOR

Bedroom Four  
15'0" x 14'0" (4.58 x 4.28)

Bedroom Five  
14'1" x 10'5" (4.3 x 3.2)

Shower Room  
6'4" x 4'11" (1.95 x 1.52)

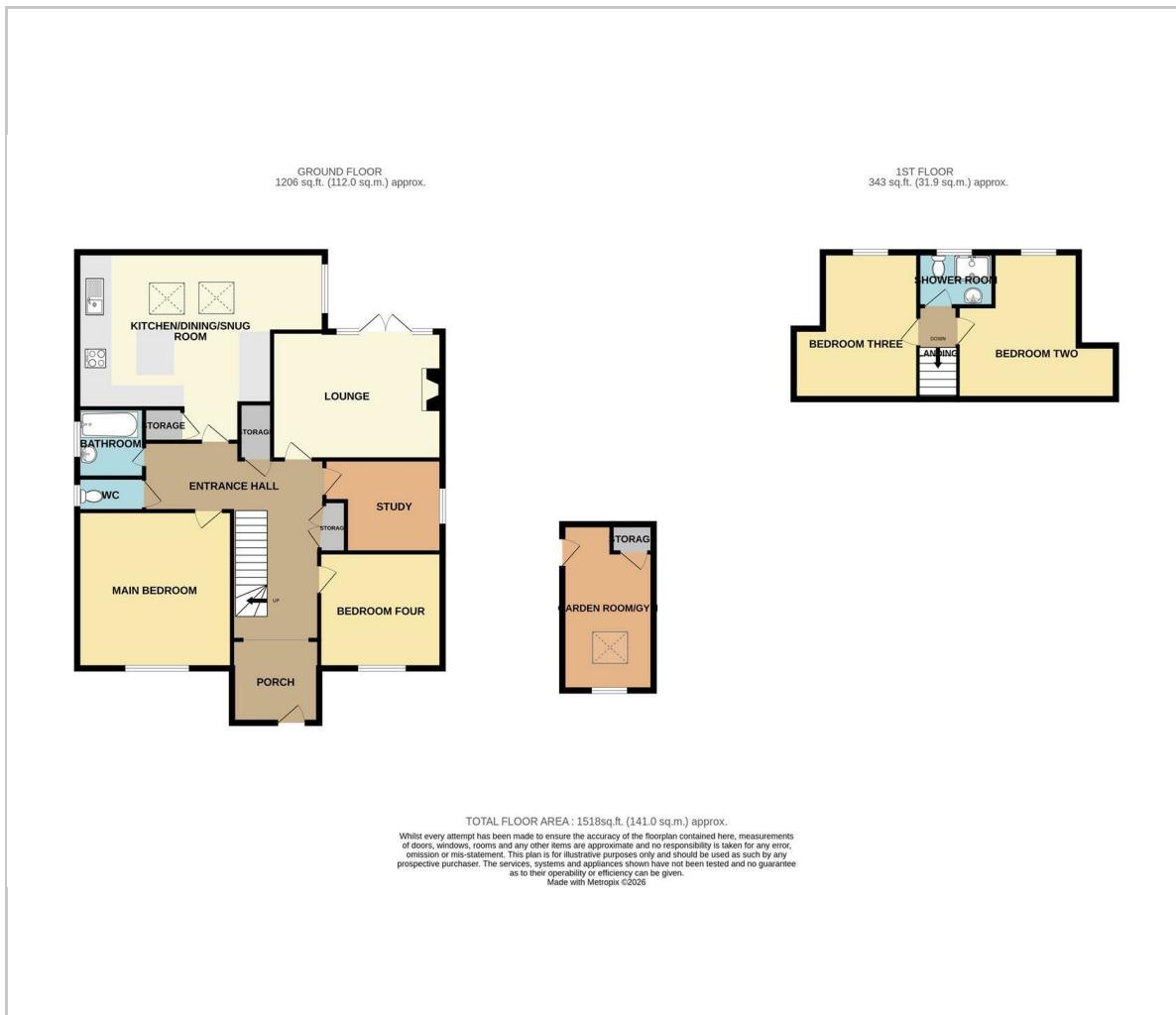
Annex/Office/Play Room  
15'7" x 8'6" (4.75 x 2.61)

## Garden

### 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.

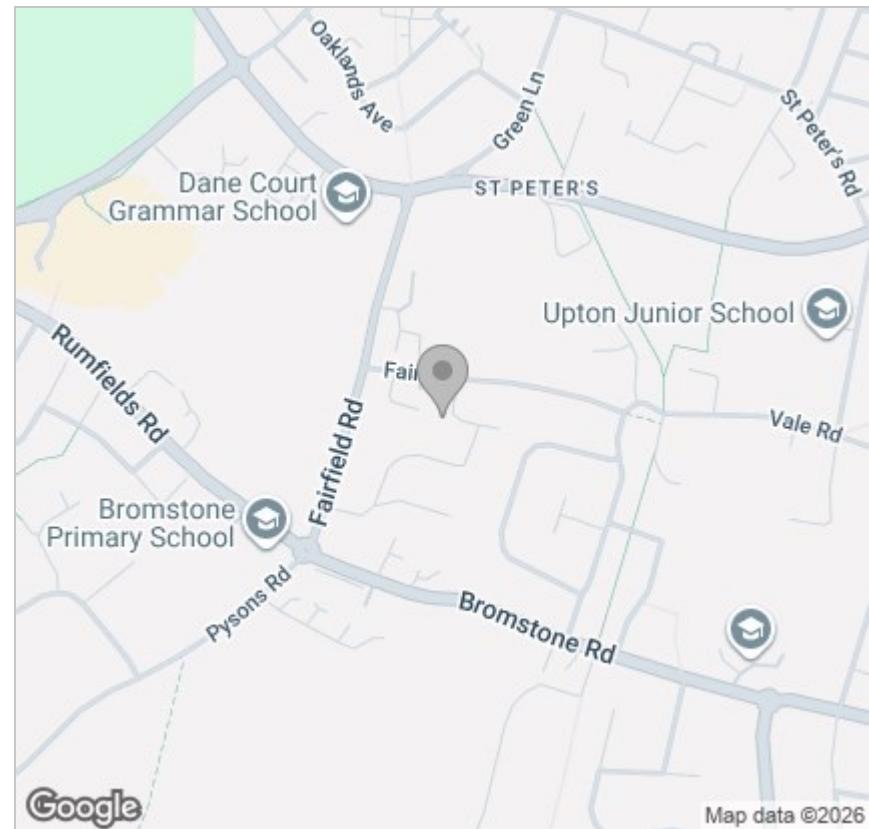
## Floor Plan



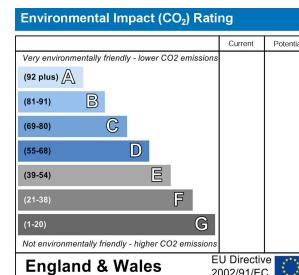
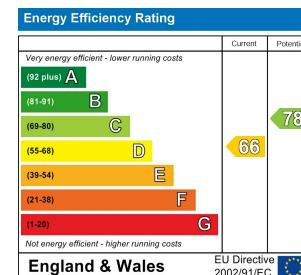
## Viewing

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



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