



**Reading Street, Broadstairs, CT10 3AZ**

**Offers In The Region Of £350,000**



This charming three-bedroom end-of-terrace house offers a warm and inviting atmosphere, nestled in the peaceful Reading Street area of Broadstairs.

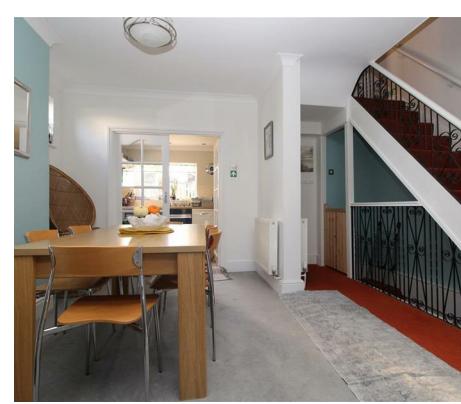
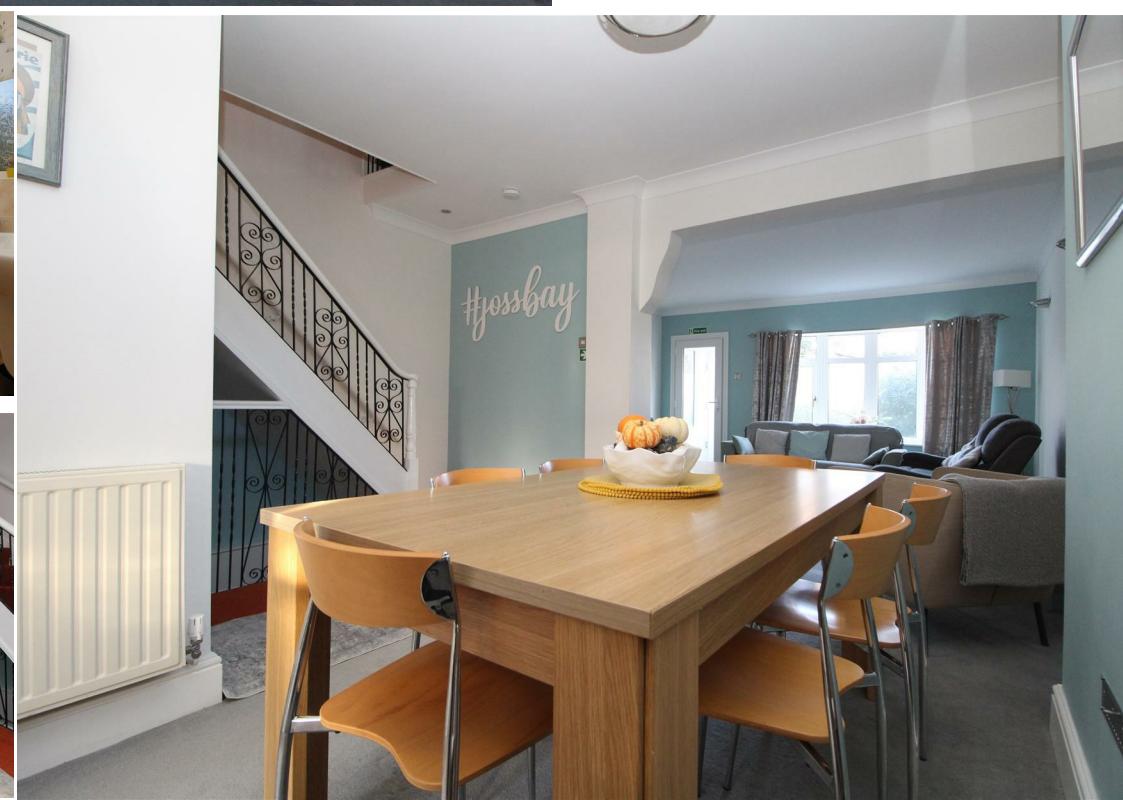
Exclusively for sale through TMS Estate Agents, this delightful home is tucked away behind a wall and mature shrubs. You enter via a porch that leads into a spacious lounge/diner. The "L"-shaped room is large enough to comfortably accommodate two three-seater sofas and an armchair, offering a relaxed and inviting environment. The lounge flows seamlessly into the dining area, creating a cosy space for meals with loved ones. Double doors open into the kitchen, which features striking herringbone flooring, a contemporary breakfast bar, and an integrated oven, making it both stylish and functional. There is also a utility space by the back door leading to the garden.

Upstairs, you will find two spacious double bedrooms, each offering ample storage space, along with a cosy single bedroom. The family bathroom completes this level, featuring a step-in shower, bath, toilet, and basin. This property spans three floors and also boasts its own basement, which provides additional space for how you see fit, a cinema room, games room or a second lounge.

Externally, the property benefits from a split-level garden. A small patio area is immediately outside, while a fenced lawned area lies a couple of steps up, offering plenty of space for gardening enthusiasts to make the most of the area's potential.

Reading Street offers a peaceful, welcoming vibe, with easy access to Broadstairs' attractions. Just a 15-minute walk from Joss Bay and with Broadstairs Station only 1.2 miles away, this location is ideal for all. Enjoy the charm of the area without the hustle and bustle of the more tourist-heavy parts of town. It's a place that feels like home from the moment you arrive.

Contact TMS Estate Agents today to arrange your viewing – we're available 7 days a week!





Basement  
29'0" x 15'0" (8.86 x 4.58)

GROUND FLOOR

Porch

Lounge/Diner  
26'8" x 15'0" (8.14 x 4.58)

Kitchen  
15'0" x 12'4" (4.58 x 3.76)

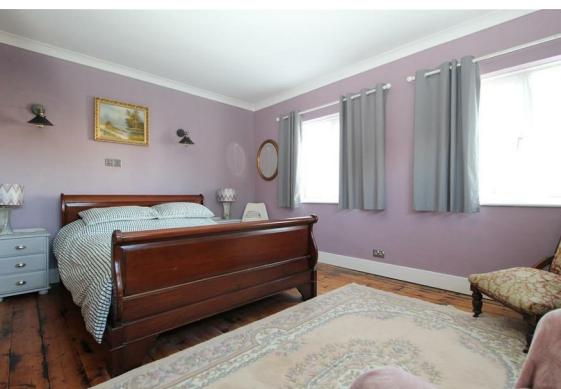
FIRST FLOOR

Main Bedroom  
15'0" x 13'10" (4.58 x 4.23)

Bedroom Two  
12'9" x 9'3" (3.91 x 2.82)

Bedroom Three  
8'6" x 6'4" (2.61 x 1.95)

Bathroom  
9'2" x 8'7" (2.81 x 2.64)



#### Identification Checks

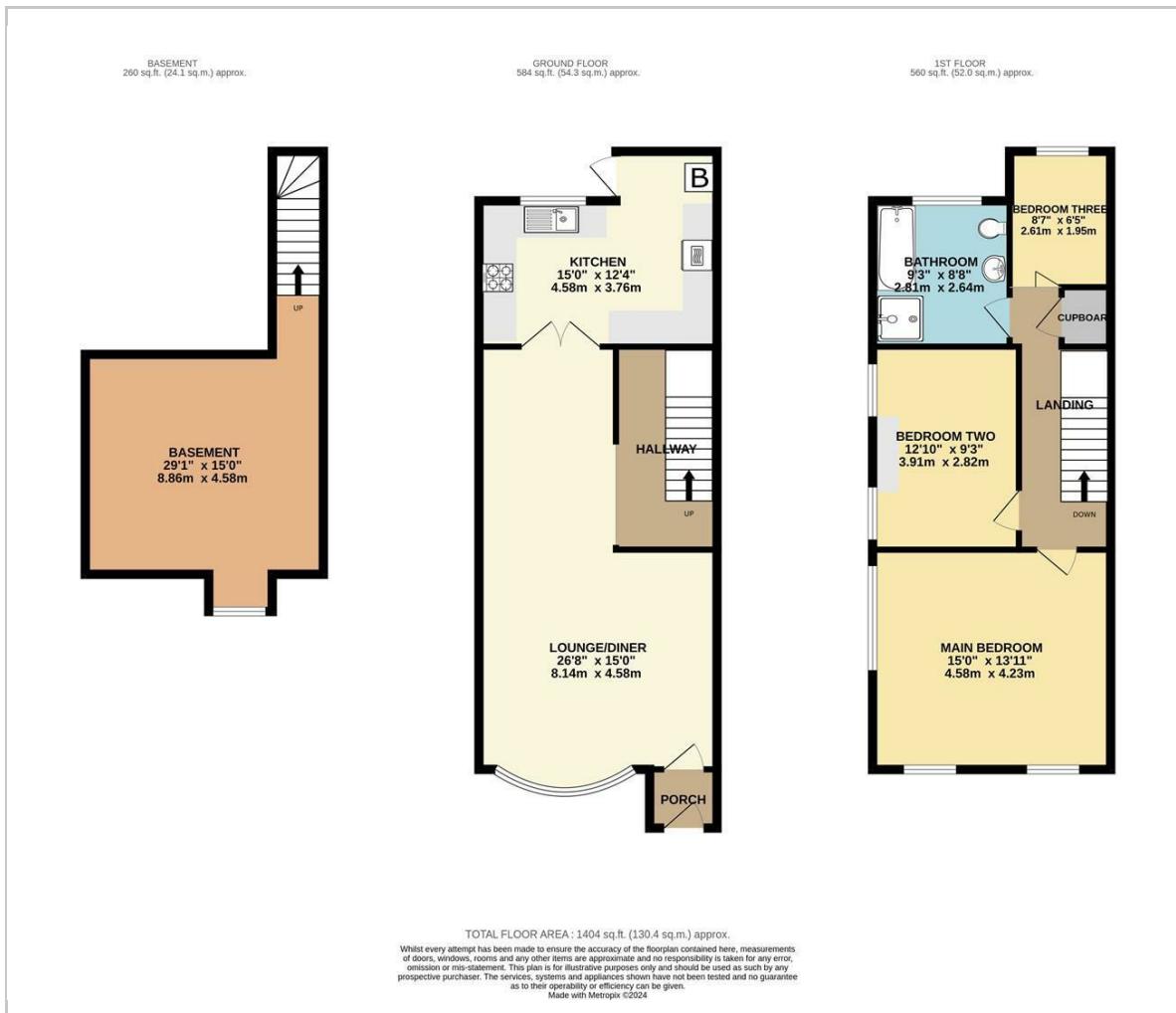
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

#### THREE BEDROOMS

- END OF TERRACE
- GOOD CONDITION THROUGHOUT
- APPROX 72FT GARDEN
- BASEMENT
- THANET COUNCIL TAX BAND B
- SOUGHT AFTER LOCATION
- BROADSTAIRS TRAIN STATION JUST OVER A MILE AWAY
- HIGHLY RATED SCHOOLS CLOSE BY
- SANDY BEACH 15 MINUTES AWAY!



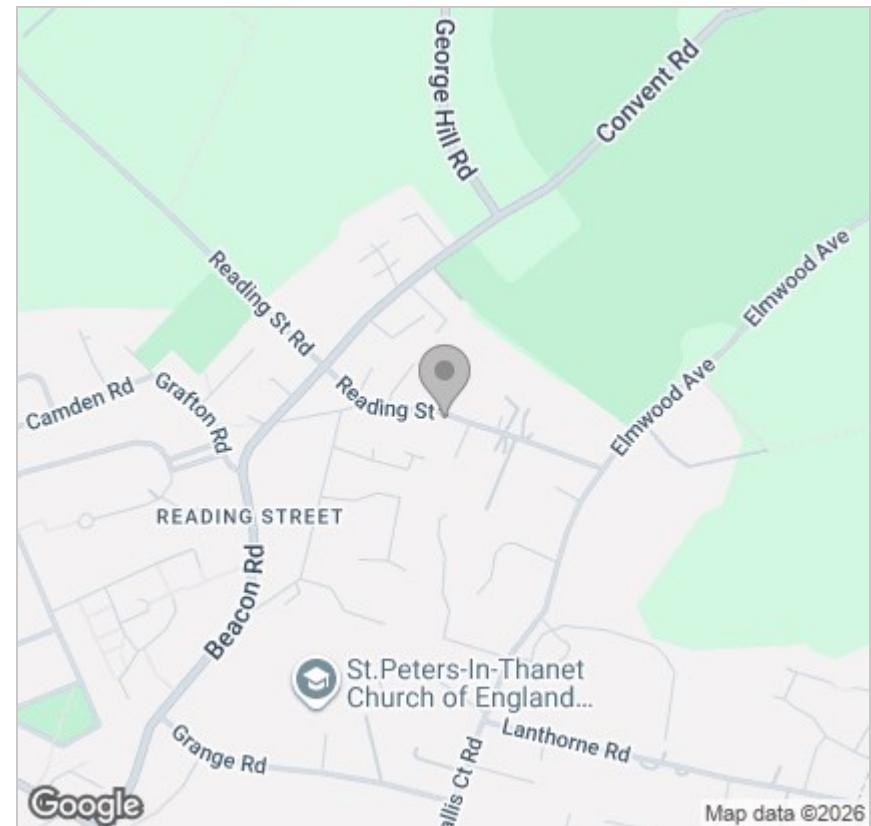
## Floor Plan



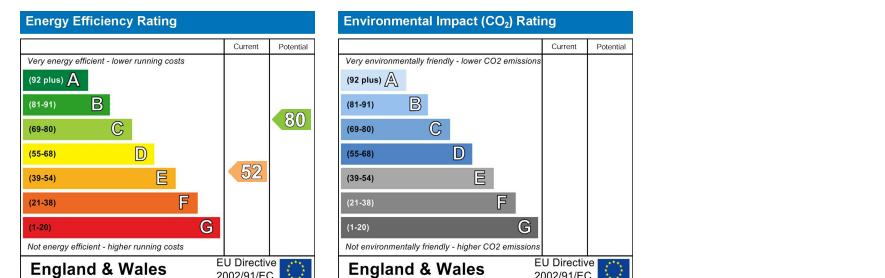
## Viewing

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



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.