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Dickens Road, Broadstairs





Seven Sea
Dickens Road
Broadstairs
Kent
CT10 1DX



Description

Ground Floor

- Entrance Hall
- Snug
9'9 x 8'4
(2.97m x 2.54m)
- Kitchen/Diner
23'2 x 15'3
(7.06m x 4.65m)
- Cloakroom

First Floor

- Landing
- Living Room
15'3 x 10'9
(4.65m x 3.28m)
- W.C.
- Bedroom
13'4 x 10'8
(4.06m x 3.25m
plus built-in
wardrobes)
- En-suite Shower
Room

Second Floor

- Landing
- Bedroom
15'3 x 10'8
(4.65m x 3.25m)
- Bedroom
13'1 x 8'10
(3.99m x 2.69m)
- Bedroom
9'11 x 6'4
(3.02m x 1.93m)

External

- Front Garden/
Driveway
- Garage
18'4 x 11'11
(5.59m x 3.63m)
- Rear Garden

Property

Situated within central Broadstairs on the popular 'Dickens Road' is this detached modern home. Set back from the road the ground floor accommodation consists of a snug to the front of the property, a cloakroom and a large L-shaped kitchen/diner with access to the rear garden. To the first floor there is a lounge with a balcony boasting a view down towards the sea, a WC and a master bedroom with an en-suite shower room and built-in wardrobes. The top floor completes the property with three bedrooms and a family bathroom. Externally to the front of the property there is off street parking, whilst to the rear there is an enclosed rear garden which is mainly laid to lawn with a raised paved patio area which has doors leading into garage, which is currently informally used as a games room with bar but can easily be used as a garage if required.

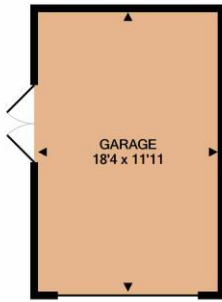


Location

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.





1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)




GROUND FLOOR
APPROX. FLOOR
AREA 739 SQ.FT.
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1659 SQ.FT. (154.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
	78	87
England & Wales		EU Directive 2002/91/EC 



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