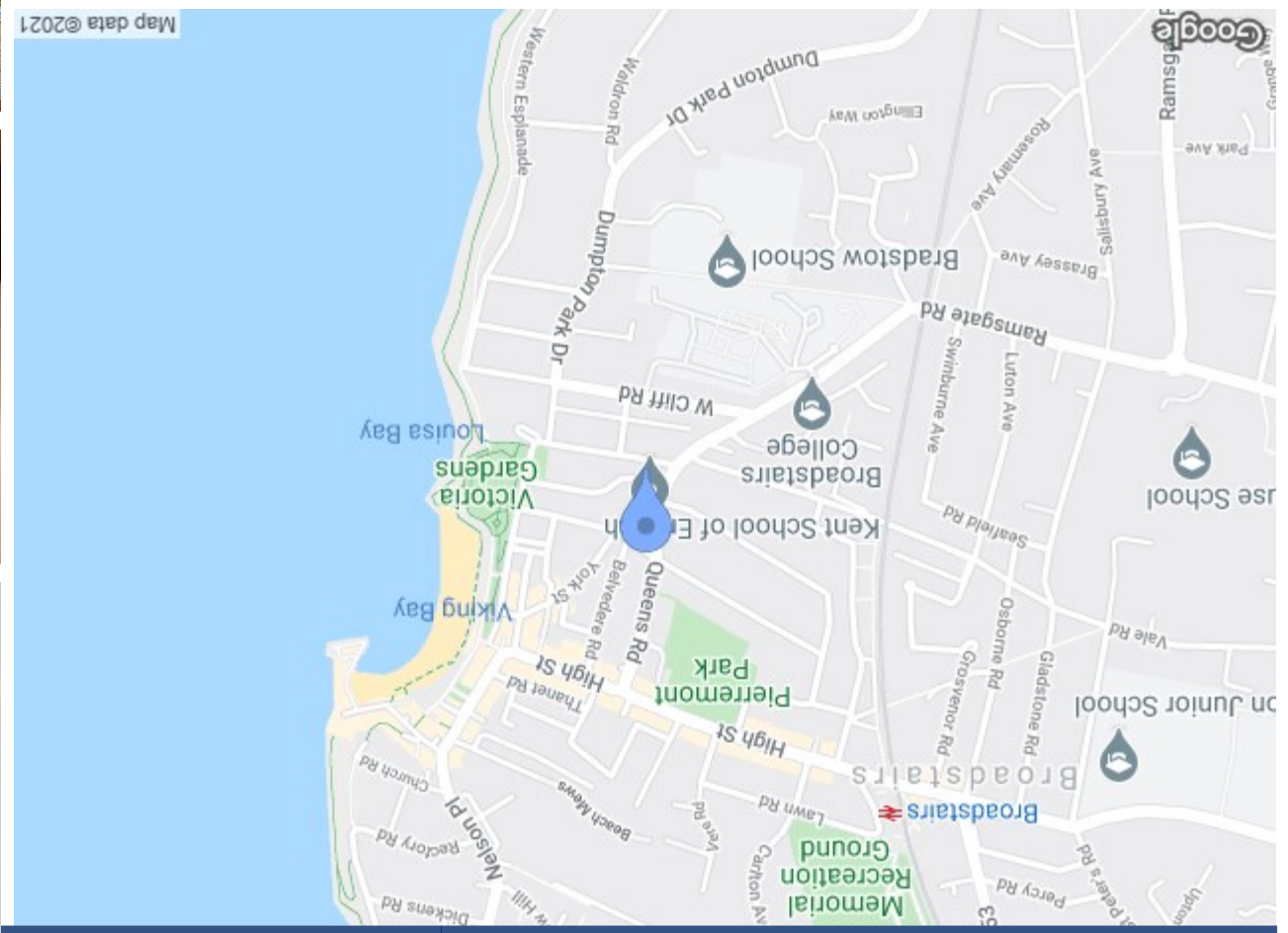


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-50)
	C (51-60)
	B (61-70)
	A (71-80)

EU Directive 2002/91/EC



FLAT 1 19A GRANVILLE ROAD
BROADSTAIRS

miles & barr
YOUR PROPERTY AGENT

45 High Street, Broadstairs, Kent, CT10 1WP
01843 888 444 e. broadstairs@milesandbarr.co.uk

The Property Ombudsman
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Relocation network



FLAT 1 19A GRANVILLE ROAD
BROADSTAIRS

£525,000

- Chain Free
- Ground Floor Apartment
- Two Bedrooms
- Character Property
- Garden
- Off Street Parking

ABOUT

STUNNING SEA VIEW APARTMENT WITH GARDEN AND PARKING BEING SOLD CHAIN FREE!

Miles and Barr are delighted to bring to market this stunning apartment which occupies the whole ground floor of this beautiful character building. Located on Granville Road, this property is ideal for clients who are looking for a charming apartment, whilst remaining just moments away from the beach and amenities. Internally the property comprises an entrance hall leading to a spacious lounge, separate contemporary fitted kitchen diner, with adjoining garden room and two very well proportioned bedrooms all serviced by a modern bathroom suite.

Further benefits to the property include sea views from the kitchen, off street parking for two cars, a cellar and low maintenance rear garden with a summer house and brick built shed.

In our opinion this is the perfect weekend retreat or permanent residential home if someone is looking for all the benefits of living so close to the sea, with out having to sacrifice the amazing benefits such as a garden or parking.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

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.

DESCRIPTION

Entrance

Lounge 21'11 x 13'00 (6.68m x 3.96m)

Kitchen/Diner 18'10 x 19'10 (5.74m x 6.05m)

Garden Room 8'08 x 7'05 (2.64m x 2.26m)

Bedroom Two 13'10 x 14'06 (4.22m x 4.42m)

Bedroom One 13'08 x 17'04 into bay window (4.17m x 5.28m into bay window)

Bathroom 11'03 x 10'04 (3.43m x 3.15m)

Cellar

External

Rear Garden

