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Property brochure



PERCY AVENUE
BROADSTAIRS
KENT
CT10 3LB

Price: £425,000

4 Bedrooms

1 Reception

2 Bathrooms

EPC D

Tenure FREEHOLD
Council Tax C



Broadstairs@oakwoodhomes.biz



01843 809000



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The Property

A stunning family home which has been much improved and well maintained by the current owners. Situated approximately 400 metres from the beach at Botany Bay in the popular Kingsgate area of Broadstairs this home has to be viewed to appreciate the quality and scope of accommodation on offer. Internally offering lounge, good size kitchen/diner which leads onto conservatory and this character home benefits from a downstairs bathroom. To the first floor are three good size bedrooms, the master bedroom is located on the top floor which comes with en-suite bathroom. Externally the property has a low maintenance walled and paved front garden, with the large rear garden being mainly laid to lawn approximately 100ft with a variety of mature trees and shrubs.

Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

Accommodation

GROUND FLOOR

Lounge: 14'01" (4.29m) x 13'11" (4.24m)
Kitchen/diner: 19'03" (5.87m) x 10'08" (3.25m)
Conservatory: 11'11" (3.63m) x 8'02" (2.49m)
Bathroom: 8'09" (2.67m) x 4'10" (1.47m)

FIRST FLOOR

Bedroom: 12'06" (3.81m) x 11'00" (3.35m)
Bedroom: 10'09" (3.28m) x 6'07" (2.01m)
Bedroom: 8'09" (2.67m) x 7'08" (2.34m)
Wc: 5'11" (1.80m) x 4'10" (1.47m)

SECOND FLOOR

Bedroom: 17'06" (5.33m) x 13'00" (3.96m)
En-suite: 8'08" (2.64m) x 6'02" (1.88m)

Fibre to cabinet
Parking on road

OUTSIDE

The front garden is walled and low maintenance. To the rear the garden is approximately 100' (30.48m) long and is laid partially to lawn with a large gravel patio area and mature planted beds and borders.

Agents note

None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition.



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Key Features

- 4 bedrooms
- Lovely condition
- En-suite to master
- Conservatory
- Modern kitchen
- 100 foot garden

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