



Flat 20, Charleston Court, 61 West Cliff Road  
£450,000

# Flat 20

## Charleston Court, Broadstairs

MILES AND BARR ARE DELIGHTED TO BRING TO THE MARKET THIS STUNNING TWO BEDROOM APARTMENT WITH AN EQUALLY STUNNING VIEW!!! BEING SOLD WITH NO ONWARD CHAIN!! Charleston Court is an impressive block of apartments on Western Esplanade, overlooking the sea in Broadstairs. Security is an important factor with key card access for residents and an entry phone system for visitors. Just below the apartments is the idyllic Viking Bay with its picturesque harbour and beautiful sandy beach, while adjacent Louisa Bay is a minutes' walk and leads to Dumpton Gap. Charleston Court was originally built in 1995 to a very high standard and it is so popular that flats rarely appear on the market and when they do, get snapped up very quickly. These lavish apartments also come with exclusive use of the residents only swimming pool as well as its changing facilities and secure underground parking. The apartment is accessed by a lift or stairs from a prestigious entrance. Upon entry this two bedroom apartment immediately gives the impression of space and elegance, particularly when you go into the light and airy living room with access to the balcony with sea views. Furthermore there are two double bedrooms, a family bathroom off the hallway as well as a good sized kitchen.

Council Tax band: E

Tenure: Leasehold

- Sea Views
- Underground Parking
- Great Location
- Two Bedrooms
- Swimming Pool
- Secured Access





### Entrance

### Kitchen

Dimensions: 2.46m x 2.74m (8'1 x 9'0).

### Lounge

Dimensions: 5.77m x 4.93m (18'11 x 16'2).

### Bathroom

Dimensions: 1.65m x 3.38m (5'5 x 11'1).

### Bedroom One

Dimensions: 2.72m x 4.67m (8'11 x 15'4).

### Bedroom Two

Dimensions: 2.06m x 3.38m (6'9 x 11'1).





## Miles & Barr

45, High Street, Broadstairs – CT10 1JR

01843 888 444

[broadstairs@milesandbarr.co.uk](mailto:broadstairs@milesandbarr.co.uk)

[www.milesandbarr.co.uk/](http://www.milesandbarr.co.uk/)

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)



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