



1, 97 Kingsgate Avenue, Broadstairs  
£550,000

# 1, 97 Kingsgate Avenue

, Broadstairs

This exciting new development consisting of just three luxury homes is located within the sought after area of Kingsgate. Plot 1 is a three bedroom end of terrace house, on the ground floor is a W/C and a good sized open plan kitchen and lounge / diner, that leads out on to a west facing garden. On the lower ground floor is a office with built in storage. On the first floor you have a main bathroom, three double bedrooms, one with an en-suite and two of them having access onto a west facing balcony overlooking the garden.

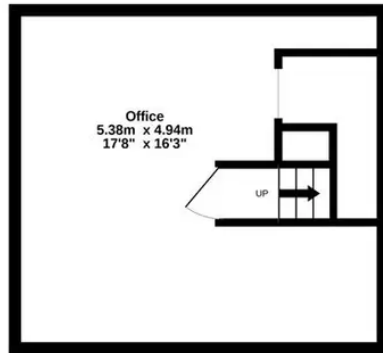
These unique houses are being built by a reputable, local builder and will be finished to high quality. All homes, come with two off street parking spaces, integrated Neff appliances, quartz worktops, hand-built kitchens and an ICW 10 year warranty. The properties also boast their own private south facing gardens and balconies with glass balustrades and partial sea views from specific plots. For early reservations floor coverings maybe optional. A full specification list is available upon request. \*Please note, some of the images used are computer generated all are subject to changes.

- Private Gardens & Balconies
- Partial Sea Views from Specific Plots
- ICW 10 Year Warranty
- Luxury Specification
- Part Exchange Option
- 2 x Off Street Parking
- 3 & 4 Bedroom Homes
- \*\*\* AVAILABLE TO VIEW \*\*\*
- Reserve Now!!!

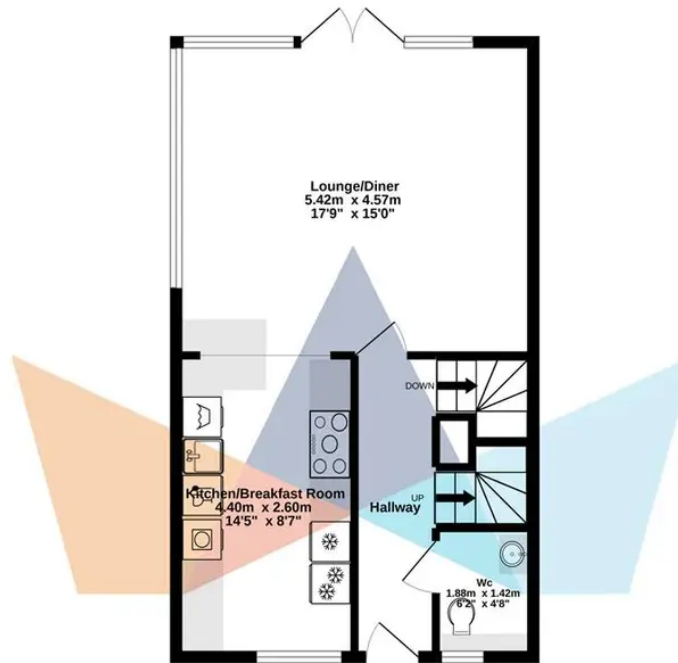




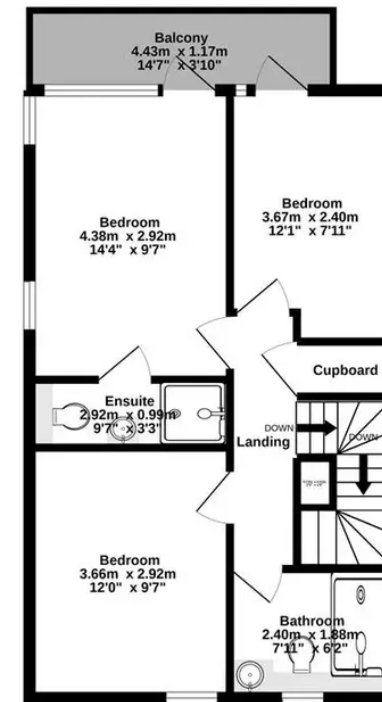
BASEMENT  
26.6 sq.m. (286 sq.ft.) approx.



GROUND FLOOR  
46.8 sq.m. (504 sq.ft.) approx.



1ST FLOOR  
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA : 120.7 sq.m. (1299 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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)