



44 Wilkes Road, Broadstairs  
£595,000

# 44 Wilkes Road

, Broadstairs

Miles and Barr are delighted to be offering this detached home which is one of only two bespoke newly built homes placed in-between Wilkes Road and Fair Street, which is ideal for schools, popping into Town or commuting to London via Broadstairs mainline train station. The homes have beautiful bathrooms and kitchens, the kitchens are complete with both wall and base units, high end AEG appliances and other bespoke finishing's really compliment these homes and show the attention to detail that the developer has had additionally there is a utility space. The kitchen flows around to a large lounge/living space with an alcove that gives an ideal spot for a television or sun area. All three bedrooms are doubles, the master boasts an en-suite and there is a family bathroom. The properties will benefit from a couple of car parking spaces, patio and lawned rear gardens both homes offer double doors to the rear gardens. For more information and to arrange your viewing contact Miles and Barr 7 days a week.

Tenure: Freehold

- Detached Three Bedroom Brand New Homes
- Large L Shape Kitchen Diners
- Aeg Appliances
- Off Road Parking
- Master En-Suite





#### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Miles & Barr

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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)