



**23 Cheviot Court, Broadstairs**  
**£285,000**

# 23 Cheviot Court

Broadstairs, Broadstairs

TWO BEDROOM GROUND FLOOR APARTMENT!

Miles and Barr are delighted to bring to the market this 2 bedroom ground floor apartment located in the ever popular location of Cheviot Court. Upon entry you will find a hallway that conveniently connects each room. The first of which on the left is a large lounge diner, following from this you have a two good sized double bedrooms. Further to this you then have a family bathroom and kitchen. Throughout this apartment has been done to a stunning standard throughout and is currently being used as a successful B&B thanks to its location and in particular its proximity to Stone Bay and Viking Bay. Further benefits to this property are that it comes with a share of freehold, access to a private green area specifically for this flat.

## 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.

- Ground Floor Apartment
- Private Green Area
- Stunning Throughout





**Lounge**

13' 1" x 11' 11" (3.98m x 3.64m)

**Kitchen**

7' 12" x 11' 3" (2.43m x 3.42m)

**Bathroom**

4' 11" x 8' 1" (1.5m x 2.46m)

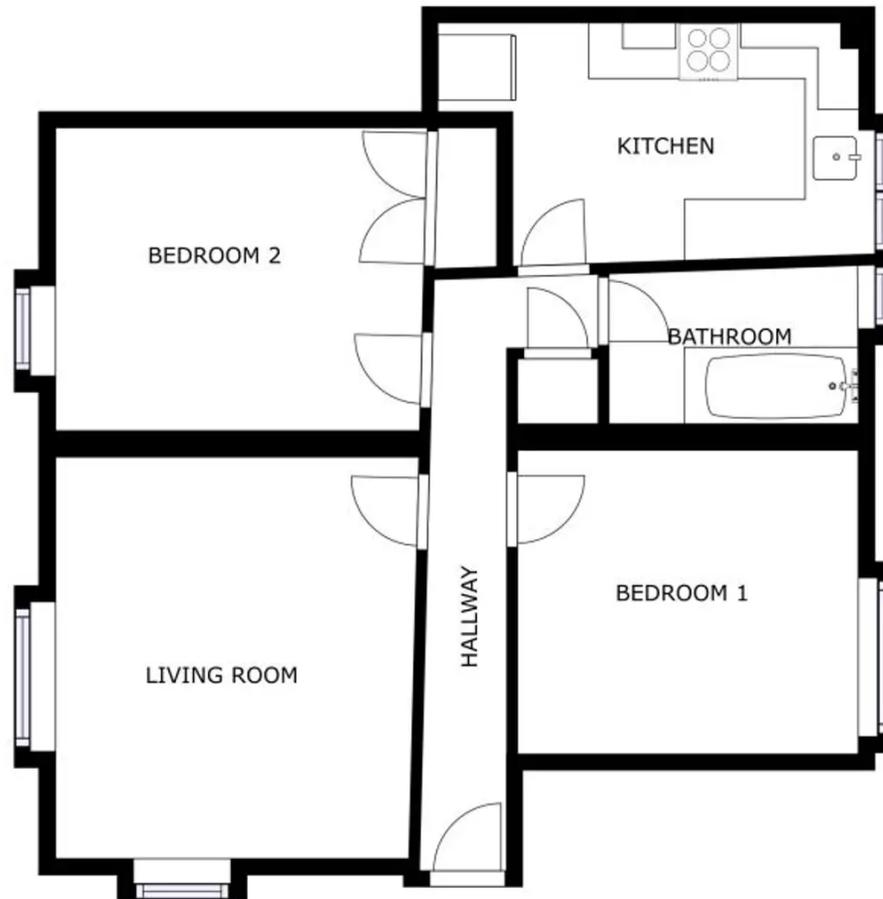
**Bedroom One**

10' 1" x 11' 11" (3.07m x 3.64m)

**Bedroom Two**

9' 11" x 10' 10" (3.03m x 3.31m)





GROSS INTERNAL AREA  
FLOOR 1: 635 sq ft  
TOTAL: 635 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## 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)