



183 Percy Avenue, Broadstairs  
£525,000



# 183 Percy Avenue

Broadstairs, Broadstairs

FOUR BEDROOM SEMI DETACHED HOME A STONES THROW AWAY FROM THE SEA!!

Miles and Barr are delighted to be offering to the market this well presented family home set in one of Broadstairs prime addresses. Take a short walk to the end of the road and you'll find yourself on one of Broadstairs' most picture perfect beaches, Botany Bay. Located just over two miles from Broadstairs high street, its amenities and within the catchment area for several fantastic schools this house is ideal for both families or as a weekend retreat.

Accommodation comprises of an entrance hall with doors into; a bright and spacious lounge to the front of the house, to the posterior there is a separate dining room with doors leading to the garden. Continuing through from the dining room is the kitchen with fitted floor and wall units. The first floor encompasses all four bedrooms, along with a family bathroom and separate WC.

Externally there is off street parking to the front and a large lawned rear garden.

- Well Presented Family Home
- Sought After Address
- Four Bedrooms
- Large Rear Garden
- Lounge and Separate Dining room
- Off Street Parking to the Front
- Stones throw from Stunning Beach







## Ground Floor

### Entrance

### Lounge

16' 0" x 12' 12" (4.88m x 3.96m)

### Dining Room

16' 0" x 13' 5" (4.88m x 4.09m)

### Kitchen

16' 0" x 8' 0" (4.88m x 2.44m)

### WC

## First Floor

### Bedroom One

14' 0" x 8' 9" (4.27m x 2.67m)

### Bedroom Two

16' 0" x 12' 12" (4.88m x 3.96m)

Dimensions: 4.88m x 3.96m (16'68 x 13'83).

### Bedroom Three

12' 12" x 11' 8" (3.96m x 3.56m)

### Bedroom Four

3.05m x 2.13m

### Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)







## 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)