



7 Mayville Road, Broadstairs  
£350,000



# 7 Mayville Road

Broadstairs, Broadstairs

2/3 BEDROOM STUNNING FAMILY HOME WITH MODERN OPEN PLAN LIVING!!

Miles and Barr are pleased to offer to the market this immaculate two/three bedroom family home. The current owners have renovated this property to the highest of standards making use of every inch and adding in little luxuries. Whilst greeted with open plan living the layout gives you a feeling of a double reception with lounge, dining room and L shaped kitchen with breakfast bar and white goods, direct access to the landscaped garden with fire pit, summer house and Hot Tub! Under stairs utility area and further study/playroom with unique built-in storage. Upstairs you have the Master bedroom with well-designed storage a further double bedroom and an extremely functional modern bathroom with shower cubicle and bath. The owner has had 'made to measure' shutters installed throughout really giving this home the finish it deserves. Located within easy reach to both primary and secondary schools, train station and amenities.

## 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

### Lounge

Dimensions: 4.32 x 3.25 (14'2" x 10'7").

### Dining Room

Dimensions: 3.66 x 2.69 (12'0" x 8'9").

### Study / Playroom

Dimensions: 2.47 x 1.53 (8'1" x 5'0").

### Kitchen

Dimensions: 3.94 x 7.72 (12'11" x 25'3").

## First Floor

### Bedroom

Dimensions: 3.63 x 3.61 (11'10" x 11'10").

### Bedroom

Dimensions: 3.63 x 2.59 (11'10" x 8'5").

### Bathroom

With bath, wash hand basin and toilet







## 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)