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## Property brochure



BRAESIDE HOUSE  
8 WESTERN ESPLANADE  
BROADSTAIRS  
KENT  
CT10 1TF

Price: £217,500

1 Bedroom

1 Reception


1 Bathroom


EPC D

Tenure LEASEHOLD  
Council Tax A



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### The Property

Situated directly on the seafront on Broadstairs Western Esplanade this 1 bedroom penthouse apartment boasts some of the finest sea views along the coast. The property benefits from a new 150 year lease in 2022 and offers spacious accommodation to boot. Light and Airy with a long lease and stunning views this is definitely worth a viewing!

### Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

### Accommodation

Entrance Hall:	7'09" (2.36m) x 6'03" (1.91m)
Lounge:	15'06" (4.72m) x 13'03" (4.04m)
Kitchen:	9'00" (2.74m) x 5'04" (1.63m)
Bedroom:	13'05" (4.09m) x 11'08" (3.56m)
Shower room:	13'04" (4.06m) x 4'06" (1.37m)

### Exterior

Communal grounds and gardens

### Leasehold

150 year lease from 29.09.2022

Maintenance £1,500 pa

Ground rent £10 p/a



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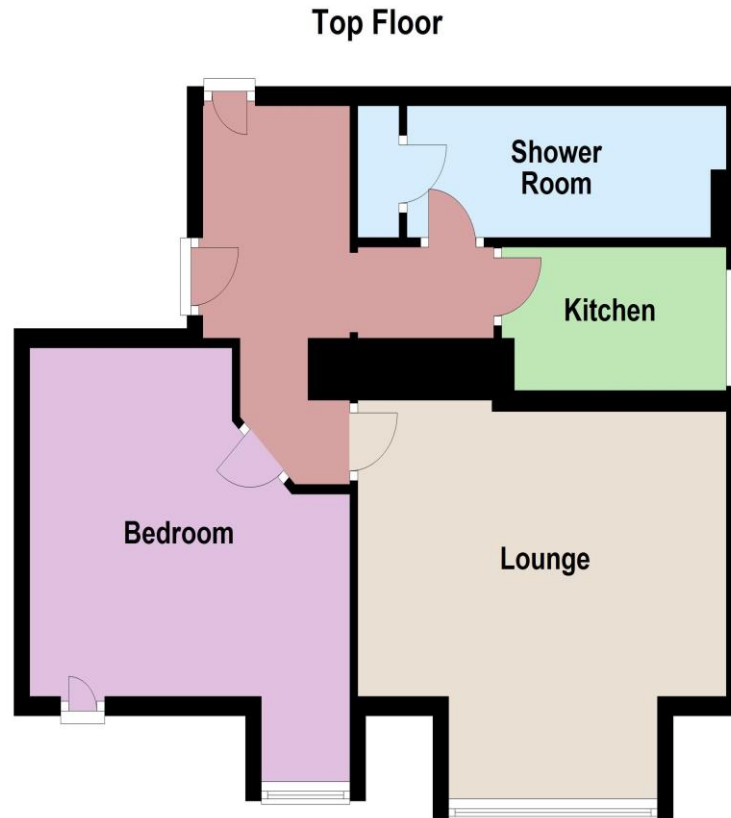
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### Key Features

- Stunning sea views
- 1 bedroom apartment
- Landmark seafront block
- New 150 year lease in 2022
- Bright and airy apartment
- Close to all amenities

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0022640/20231010/SRDP



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