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## Property brochure



STAPLEHURST AVENUE  
BROADSTAIRS  
KENT  
CT10 1SH

Price: £500,000

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax C



Broadstairs@oakwoodhomes.biz



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



### The Property

Situated in a lovely quiet cul-de-sac close to the beach at Dumpton Gap and within an easy walk of the town and facilities at Viking Bay, this lovely well maintained bungalow is sure to appeal. The property is brought to the market in "move in and put your feet up" condition. The accommodation on offer includes 3 bedrooms, lounge, kitchen, and an 18' (5.49m) conservatory. There is a pretty rear garden with two sheds plus a summerhouse with power provided. There is also a local bus running from the end of the road which is only 2 stops into town. Call today to view as the property is offered with NO ONWARD CHAIN!

### 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

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#### Entrance porch:

Lounge:	15'08" (4.78m) x 15'04" (4.67m)
Conservatory:	18'08" (5.69m) x 9'09" (2.97m)
Kitchen:	11'08" (3.56m) x 9'04" (2.84m)
Bedroom:	13'09" (4.19m) x 9'09" (2.97m)
Bedroom/ Study	12'09" (3.89m) x 8'00" (2.44m)
Bedroom:	9'00" (2.74m) x 8'09" (2.67m)
Bathroom:	5'09" (1.75m) x 5'01" (1.55m)
Separate W.C:	6'01" (1.85m) x 2'09" (0.84m)

#### Exterior

The front garden is open plan and laid to lawn with driveway providing off street parking. The rear garden is maturely planted with a large patio area and remainder being laid to lawn and planted beds. There are two sheds a greenhouse and summerhouse with power provided which are all to remain.



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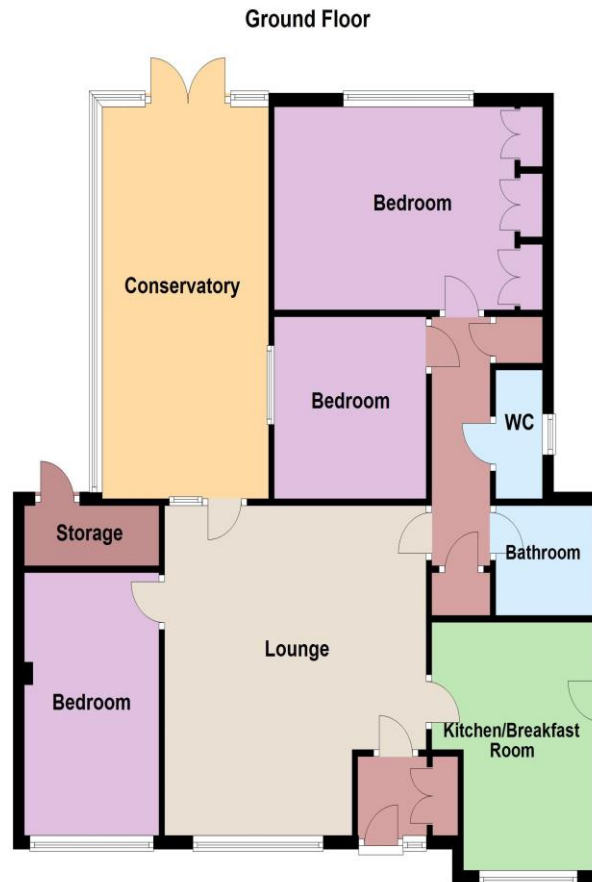
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## Property brochure

### Key Features

- Immaculate detached bungalow
- Sought after location
- 3 Bedrooms
- Conservatory
- Lovely gardens
- Move in and put your feet up
- Close to beach
- Convenient for town centre

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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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. BRO0019978/20231113/SEDP



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