



Oakwood homes[®]
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Property brochure



WARDOUR CLOSE
BROADSTAIRS
KENT
CT10 1LB

Price: £360,000

3 Bedrooms

2 Receptions

2 Bathrooms

EPC D

Tenure FREEHOLD
Council Tax B



Broadstairs@oakwoodhomes.biz



01843 809000



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The Property

Situated in the very heart of Broadstairs town this 3/4 bedroom semi detached house offers versatile accommodation, with the ground floor front room having been converted to a fourth bedroom with en-suite which the current owner has previously let out for Air BnB. The remainder of the accommodation comprises kitchen, reception room and conservatory to the ground floor and 3 bedrooms plus family bathroom to the first floor. A small private garden to the rear and a mere 2 minute walk to the beach completes the package.

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. Served 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

GROUND FLOOR

Lounge:	11'05" (3.48m) x 11'04" (3.45m)
Conservatory:	11'05" (3.48m) x 11'05" (3.48m)
Kitchen:	8'05" (2.57m) x 7'06" (2.29m)
Bedroom:	11'05" (3.48m) x 9'00" (2.74m)
En-suite:	6'05" (1.96m) x 3'06" (1.07m)

FIRST FLOOR

Bedroom:	11'05" (3.48m) x 11'01" (3.38m)
Bedroom:	11'05" (3.48m) x 11'04" (3.45m)
Bedroom:	8'06" (2.59m) x 7'07" (2.31m)
Bathroom:	8'03" (2.51m) x 4'08" (1.42m)

OUTSIDE

Rear garden consists of artificial lawn, patio area and screen fencing.

On street parking is available in Wardour Close via a resident's permit, these currently cost £75.50 pa from TDC.



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Key Features

- Versatile accommodation
- Town centre location
- 3/4 Bedrooms
- Downstairs bedroom with en-suite
- Conservatory
- Gardens

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0021470/20240118/SEDP



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