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## Property brochure



FAIRFIELD ROAD  
BROADSTAIRS  
KENT  
CT10 2JX

Price: Offers over £360,000

4 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD  
Council Tax D



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### The Property

POPULAR BROADSTAIRS LOCATION! With no chain this property should be at the top of your viewing list as it offers fantastic sized accommodation and is ready to move straight into. The property is within walking distance of local schools, shops and sea front, with good access to Westwood Cross and other parts of Thanet. This 4 bed detached chalet bungalow has 1 reception room and large kitchen/diner. There is an established rear garden (approx. 40' (12.19m)) backing onto fields, with the benefit of off road parking and a garage. The property does need some redecoration to suit modern tastes and will in turn make a superb family home. The property has been well maintained, with recently added boiler and double glazing fitted throughout. Book your viewing today.

### Location

This family home is in a popular Broadstairs location, being a central point within Thanet. Ideal for commuters as it is equidistance to all surrounding towns. The property is located in an ideal area for school catchment, with local primary and secondary schools a short walk away. The property is within walking distance of local shops and sea front as well as popular St Peters High Street, where local amenities include GPs, local pub and restaurants.

### Accommodation

#### GROUND FLOOR

Entrance porch and hall:

Lounge: 14'9" (4.49m) x 14'9" (4.49m)

Kitchen/diner: 16'8" (5.08m) x 9'7" (2.92m)

Conservatory: 9'7" (2.92m) x 7'5" (2.26m)

Bedroom 1: 15'4" (3.81m) x 12'6" (3.35m)

Bedroom 2: 12'8" (3.86m) x 9'5" (2.87m)

Shower room/WC: 9'3" (2.82m) x 4'10" (1.47m)

#### FIRST FLOOR

Bedroom 3: 14'6" (4.42m) x 13'7" (4.14m)

Bedroom 4: 17'2" (5.23m) x 14'4" (4.37m)

#### OUTSIDE

Front garden is walled, the driveway for two vehicles leads to a single garage with up and over door, power and light. The rear garden is a manageable size with mature planted beds and borders and external power and water sources.



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### Key Features

- Detached chalet Bungalow with garage
- Well established rear garden with conservatory
- 4 Bedrooms
- Ideal school catchment location
- Easy transport links, close to amenities
- Great family home with large reception rooms

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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. BRO0021528/20230601/SEDP



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