



Oakwood homes[®]
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Property brochure



KINGSGATE AVENUE
BROADSTAIRS
KENT
CT10 3QP

Price: £615,000

4 Bedrooms

2 Receptions

2 Bathrooms

1 Garage

EPC C

Tenure FREEHOLD
Council Tax E



Broadstairs@oakwoodhomes.biz



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The Property

Situated approximately 400 yards from the beach at Botany Bay this good sized family home offers versatile modern accommodation having one bedroom and a bathroom downstairs and 3 bedrooms and a bathroom upstairs. Having been well maintained and upgraded by the current owner including the recent installation of a replacement kitchen, the property is light, airy and spacious with gardens to rear in excess of 100' (30.48m) and ample off street parking, we recommend booking an appointment to view.

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

GROUND FLOOR

Entrance hall:	16'08" (5.08m) x 6'09" (2.06m)
Lounge:	22'02" (6.76m) x 10'09" (3.28m)
Kitchen:	16'02" (4.93m) x 7'00" (2.13m) open plan to
Dining area:	11'02" (3.40m) x 10'03" (3.12m)
Conservatory:	14'03" (4.34m) x 10'04" (3.15m)
Utility room:	8'10" (2.69m) x 8'04" (2.54m)
Bedroom:	11'00" (3.35m) x 9'00" (2.74m)
Bathroom:	7'05" (2.26m) x 5'06" (1.68m)

FIRST FLOOR

Bedroom:	22'02" (6.76m) x 11'03" (3.43m)
Bedroom:	9'10" (3.00m) x 8'09" (2.67m)
Bedroom:	8'06" (2.59m) x 8'02" (2.49m)
Bathroom:	11'07" (3.53m) x 7'00" (2.13m)

OUTSIDE

The front garden is lawned and planted. A driveway leads to the garage with up and over door power & light. The rear garden measures in excess of 100' (30.48m) x 40' (12.19m) and is awash with well stocked beds and borders and has two large sun trap patios at either end.



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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. BRO0022186/20230718/SEDP

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Key Features

- Lovely condition
- 4 bedroom chalet bungalow
- 2 bathrooms
- Modern kitchen
- 100 foot rear garden
- 400 yards from Botany Bay

Need a mortgage..?

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