



Oakwood homes®  
putting people first

## Property brochure



CROW HILL  
BROADSTAIRS  
KENT  
CT10 1HN

Price: £650,000

4 Bedrooms

3 Receptions

2 Bathrooms

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax D



Broadstairs@oakwoodhomes.biz



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### The Property

Situated in the heart of town and just a stone's throw from Viking Bay this quaint and quirky former fisherman's cottage is sure to generate a lot of interest. Dating back in parts to circa 1650 the cottage has undergone several transformations before the final conversion to its current format. Occupying three floors and providing 4 bedrooms, the master being en-suite, the cottage also has 3 reception rooms, so despite its external appearance this really is a good size home. To the front is a courtyard garden with a large brick store shed which has electricity and drainage making it a potential work from home space. The rear is a large and pretty courtyard garden with vehicular access via Nelson Place for off street parking.

### 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

Reception hall/ snug:	13'06" (4.11m) x 10'10" (3.30m)
Lounge:	22'04" (6.81m) x 10'04" (3.15m)
Conservatory:	15'06" (4.72m) x 10'10" (3.30m)
Kitchen:	13'06" (4.11m) x 9'09" (2.97m)
Utility room:	14'06" (4.42m) x 5'04" (1.63m)

#### FIRST FLOOR

Bedroom:	14'07" (4.45m) x 10'04" (3.15m)
Dressing room:	6'03" (1.91m) x 5'01" (1.55m)
En-suite:	6'03" (1.91m) x 4'11" (1.50m)
Bedroom:	13'03" (4.04m) x 7'08" (2.34m)
Bedroom/office:	7'02" (2.18m) x 6'05" (1.96m)
Bathroom:	7'02" (2.18m) x 6'05" (1.96m)

#### SECOND FLOOR

Bedroom:	13'08" (4.17m) x 11'02" (3.40m)
Bedroom:	11'02" (3.40m) x 10'06" (3.20m)

#### OUTSIDE

Courtyard garden to front of the property with a brick built shed 16' (4.88m) x 9' (2.74m) with power and drainage making it ripe for conversion to a home office. To the rear is a larger sun trap courtyard garden with raised borders and gated access to the off street parking area.



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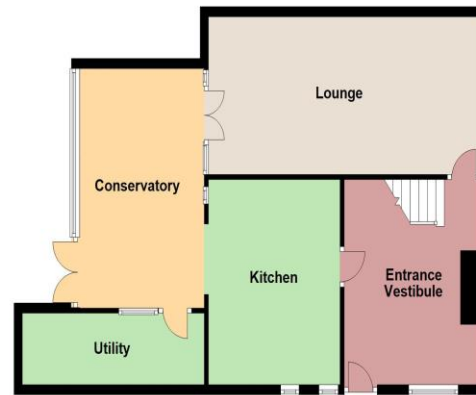
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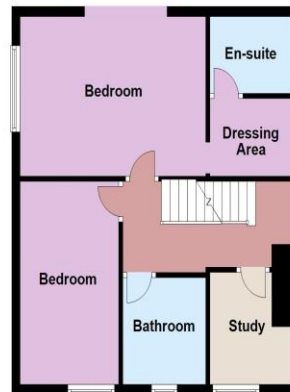
### Key Features

- Centre town location
- Former fisherman's cottage
- 4 bedrooms, 2 bathrooms
- 3 reception rooms
- Pretty courtyard gardens
- Off street parking

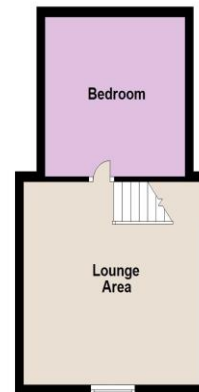
Ground Floor



First Floor



Second Floor



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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. BRO0021694/20230413/SEDP



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