

## Property brochure



READING STREET  
BROADSTAIRS  
KENT  
CT10 3BD

Price: £370,000

3 Bedrooms


3 Receptions

1 Bathroom


Off Street Parking

EPC E

Tenure FREEHOLD  
Council Tax D

 [Broadstairs@oakwoodhomes.biz](mailto:Broadstairs@oakwoodhomes.biz)

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 [www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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## Property brochure



### The Property

Situated in the historic and ever popular village of Reading Street, this 3/4 bedroom semi detached period cottage has to be viewed to fully appreciate the scope of accommodation available. Ranging over three storeys the accommodation offers flexibility in terms of how it is used. The property, whilst livable, is ready for some upgrading and thereby offers a prospective purchaser the opportunity to put their own stamp on this lovely unique home.

### 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

Lounge: 15'10" (4.83m) x 11'09" (3.58m)

Rec 2/ bedroom: 10'04" (3.15m) x 9'04" (2.84m)

#### Mezzanine floor

Bathroom: 11'04" (3.45m) x 5'06" (1.68m)

Utility cupboard: 3'06" (1.07m) x 2'06" (0.76m)

#### Lower Ground floor

Dining room: 15'06" (4.72m) x 12'10" (3.91m)

Kitchen: 11'06" (3.51m) x 10'06" (3.20m)

#### First floor

Bedroom: 16'01" (4.90m) x 9'07" (2.92m)

Bedroom: 10'09" (3.28m) x 9'07" (2.92m)

Bedroom: 9'08" (2.95m) x 5'06" (1.68m)

#### Exterior

To the front of the property is off street parking the rear garden is walled and fenced laid to lawn with a large patio area.



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### Key Features

- Period Semi
- 3/4 Bedrooms
- Versatile accommodation
- Ripe for updating
- Garden
- Off street parking

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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. BRO0022277/20230725/SEDP



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