



Oakwood homes[®]
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Property brochure



KING EDWARD AVENUE
BROADSTAIRS
KENT
CT10 1PH

Price: £580,000

4 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax D



Broadstairs@oakwoodhomes.biz



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The Property

Situated in the very heart of Broadstairs town centre, not 400 metres from the beach and town facilities, this 4 bedroom semi detached Edwardian property is sure to garner early interest. Having been extended to provide a large modern kitchen/family room and utility room the remainder of the house retains a number of period features. The property benefits from off street parking for up to 2 cars and has a south facing rear garden and is definitely one to put on your viewing list.

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: | 15'09" (4.80m) x 6'04" (1.93m) |
| Boot room/guest w.c.: | 9'09" (2.97m) x 4'06" (1.37m) |
| Lounge: | 14'08" (4.47m) x 14'00" (4.27m) |
| Kitchen Family Room: | 27'09" (8.46m) > 14'00" (4.27m) x 15'09" (4.80m) > 10'06" (3.20m) |
| Utility room: | 11'05" (3.48m) x 8'07" (2.62m) |

FIRST FLOOR

| | |
|-----------|---------------------------------|
| Bedroom: | 14'08" (4.47m) x 12'04" (3.76m) |
| Bedroom: | 12'09" (3.89m) x 10'08" (3.25m) |
| Bedroom: | 8'09" (2.67m) x 8'04" (2.54m) |
| Bedroom: | 9'09" (2.97m) x 7'08" (2.34m) |
| Bathroom: | 8'00" (2.44m) x 6'06" (1.98m) |

OUTSIDE

Front provides off street parking for up to 2 cars and an electric vehicle charging point. The rear is south facing and has a large patio area and steps up to a lawn with flower and shrub borders and timber shed. Broadband is delivered as fibre to the house



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Key Features

- Central location
- Period semi
- 4 bedrooms
- Extended kitchen/family room
- Utility room
- Period features
- Off street parking
- South facing rear garden

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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. BRO0023088/20240321/SEDP



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