



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



RECTORY ROAD  
BROADSTAIRS  
KENT  
CT10 1HG

Price: £425,000

.....  
3 Bedrooms

.....  
1 Reception

.....  
1 Bathroom

.....  
EPC D

.....  
Tenure FREEHOLD  
Council Tax C



Broadstairs@oakwoodhomes.biz



01843 809000



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### The Property

A rare find, this 3 bedroom semi detached 1930's house is situated a stone's throw from the seafront in the heart of Broadstairs harbour area. The property is brought to the market for the first time in over 30 years and would make a fantastic holiday or family home. With sea views from the front windows, off street parking for a micro car and courtyard rear garden. The property has a spacious entrance hall and the first two bedrooms both have fitted wardrobes. With much scope and potential this one is sure to be 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: | 13'09" (4.19m) x 8'09" (2.67m)      |
| Lounge:        | 13'05" (4.09m) x 11'02" (3.40m)     |
| Kitchen/Diner: | 15'04" (4.67m) x 10'02" (3.10m)     |
| Utility Room:  | 8'10" (2.69m) x 6'00" (1.83m) (max) |
| Guest W.C:     | 4'03" (1.30m) x 3'02" (0.97m)       |

#### FIRST FLOOR

|            |                                |
|------------|--------------------------------|
| Bedroom 1: | 13'06" (4.11m) x 9'02" (2.79m) |
| Bedroom 2: | 9'10" (3.00m) x 9'04" (2.84m)  |
| Bedroom 3: | 8'09" (2.67m) x 6'08" (2.03m)  |
| Bathroom:  | 7'09" (2.36m) x 6'08" (2.03m)  |

#### OUTSIDE

The front garden provides hard standing for a micro car/motorcycle via a dropped kerb. The rear garden is a sun trap courtyard garden with raised bed, garden shed and a lovely covered seating area.

#### Material information

Property is situated in a conservation area



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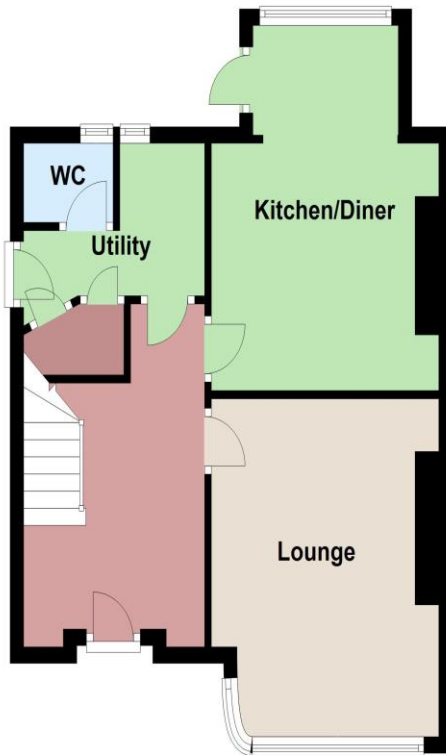
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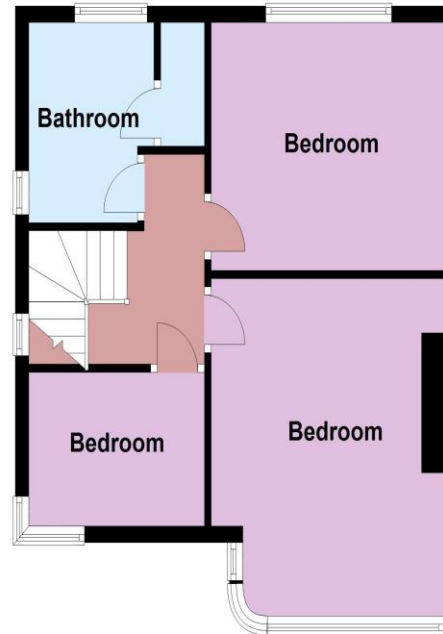


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Ground Floor



First Floor



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### Key Features

- Fantastic Location
- Broadstairs harbour area
- Sea views from front of property
- 3 bed semi
- Courtyard garden
- Ideal holiday or family home
- Some scope to update
- Off street parking for a small vehicle

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0022649/20240417/SEDP



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