



Thomas
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ESTATE AGENTS



80 West Cliff Road

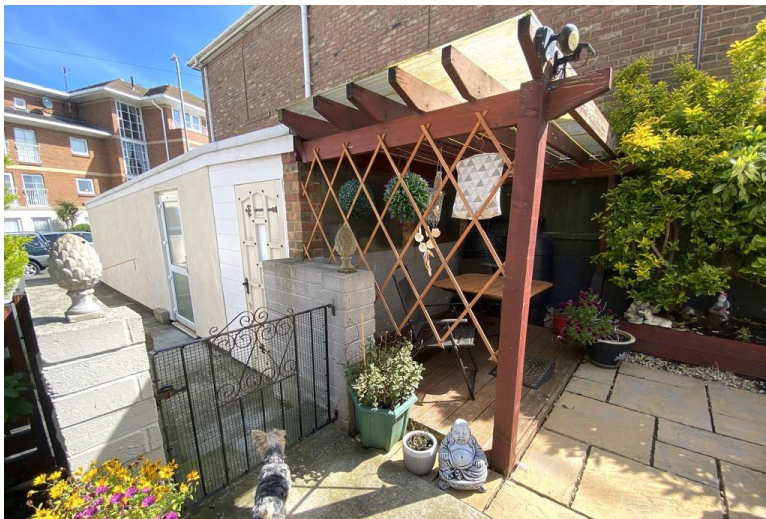
Broadstairs, CT10 1PY

- Home & Income Opportunity
- Sought After Location
- Sea Views And Extensive Accommodation
- Garage And Parking

£750,000

EPC Rating '64'





Property Description

LOCATION

West Cliff Road is at the extreme end of Western Esplanade, the Road will automatically turn you left into West Cliff Road. The property is on the left hand side. From central Broadstairs, follow Queens Road which in turn will lead to Ramsgate Road. Westcliff Road is on the left, head towards the sea and cliff tops, the property is at the end of the road on the right hand side.

THE PROPERTY

An exciting opportunity to acquire accommodation with income, certainly with versatile accommodation for the extended family or those wishing for a combination of the two. There are two separate entrances which could give the buyer two separate properties on one title, maybe bringing an older parent to live on the ground floor with complete independence, the peace of mind knowing the family are seconds away. Maybe bringing an older child who may not be able to get onto the property ladder but wants independence. Whatever you seek, this

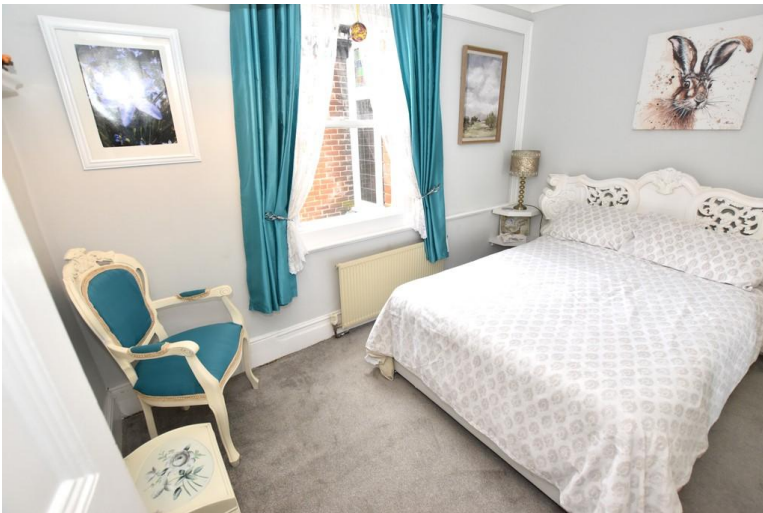


property fits many purposes. Loosely arranged accommodation on the ground floor as entrance porch, sitting room and dining room, both with sea views. There is also a spacious double bedroom with a full en suite bathroom and WC, a large utility room also has a multitude of purposes, this could effectively be property number one. A separate entrance porch leads to the rear hallway with an interconnecting door to the ground floor. On the first floor, or flat number two we have the hallway with storage cupboard, shower room and WC, double bedroom with built in wardrobes and sea views, spacious sitting room with an unusual fireplace feature and sea views, steps down to a well planned kitchen with a dining area, again with sea views. On the top floor an amazing bedroom with fold out Velux balcony system offering direct sea views, a raised dressing area with storage as well as a study area and cloakroom WC. Externally a pretty courtyard garden, parking for several vehicles as well as a garage/workshop. The property is tastefully decorated throughout, has gas central heating with the majority of windows being double glazed. You could be on the beach at Louisa Bay in just minutes. Viewing really is essential, photos cannot illustrate the property.



ENTRANCE PORCH ONE

Double glazed entrance door, double glazed panels to either side, inset lighting to the ceiling, laminate flooring, glazed oak door to:-



RECEPTION ROOM ONE

16' 7" x 10' 8" (5.05m x 3.25m) Coved ceiling, two double glazed windows to the side, double glazed picture window with sea views, radiator, feature fireplace with electric fire suite, two wall light points, plaster ceiling roses, steps up to:-

RECEPTION ROOM TWO

15' 4" x 10' 3" (4.67m x 3.12m) Large radiator, double glazed picture window with a Sea views, doorway to:-



LOBBY

Doorway to:-

UTILITY ROOM

8' 3" x 6' 5" (2.51m x 1.96m) Measurements include a range of built in cupboards space and plumbing for washing machine, space for dryer, space for fridge, window, worksurface, insert with sink, drainer, and mixer tap, tiled splash back's, wall mounted gas



boiler.

BEDROOM

10' 10" x 0' 0" (3.3m x 0m) Plus depth of built in wardrobes, sash, by window, built-in chest of drawers, code ceiling, double built in wardrobe, radiator, door to:-

BATHROOM

Bathroom suite, comprising of a paneled bath with mixer shower tap over, twin grips, low-level WC, pedestal wash handbasin, radiator, sash window, coving.



INNER HALLWAY

Interconnecting door opens to rear hallway, with its own entrance porch.

ENTRANCE TWO AND HALLWAY

double glazed window, polycarbonate, roofing, tiled flooring, built-in cupboard, panelled door, and stairs up to 1st floor.



LANDING

Landing, coved ceiling, wall, light points, radiator, doors to:-

SHOWER ROOM WC

Comprising of a low-level WC and a corner glazed shower enclosure with an electric shower over, space and plumbing for washing machine, wash hand basin, sash window, radiator.



BEDROOM

11' 3" x 7' 10" (3.43m x 2.39m) Plus depth of sliding mirrored wardrobes, coved ceiling, sash window with sea views, radiator.

SITTING ROOM

16' 10" x 15' 1" (5.13m x 4.6m) Feature beams, double glazed bay window with sea views, tiled hearth, unusual faux fireplace feature, radiator, door and stairs to 2nd floor, steps down to:-



KITCHEN DINER

16' 4" x 10' 8" (4.98m x 3.25m) Measurements include the range of fitted base units with a space for fridge freezer, space for gas range cooker, work surface over inset with 1 1/2 sink units with draining board, and mixer tap, Tiled splash back's, double glazed window, double glazed bay window, double glaze picture window with direct views, tiles, flashbacks, wall, cupboards, inset, lighting, laminate flooring, double radiator

STAIRS TO

BEDROOM

Inset lighting, Velux style balcony window with direct sea views, porthole window, plenty of storage built into the eaves, steps up to a dressing area plus study area.



DRESSING ROOM

11' 08" x 11' 04" (3.56m x 3.45m) Restricted head height, exposed wooden cladding, double glazed window, door to: -

WC

Low level WC and a vanity wash basin.



GARDEN

There is a pretty, private garden to the front.

PARKING

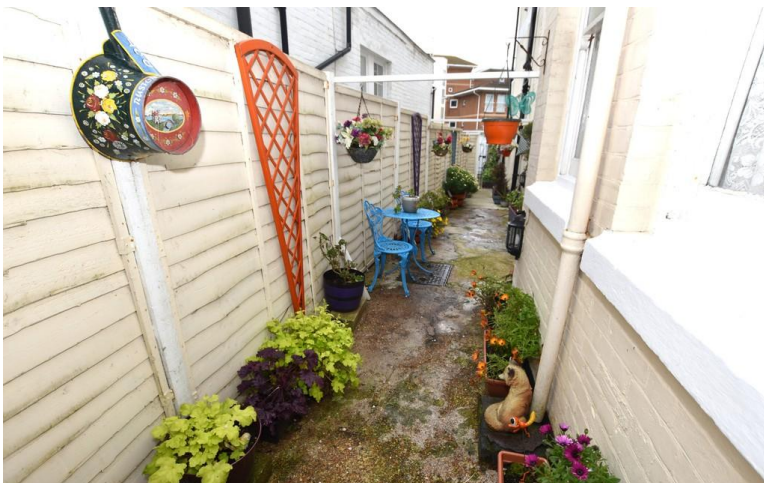
Parking for several vehicles and access to the garage.

GARAGE

Up and over door.

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

