



Oakwood homes[®]
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Property brochure



APPROACH ROAD
BROADSTAIRS
KENT
CT10 1QT

Price: £395,000

4 Bedrooms

1 Reception

1 Bathroom

EPC E

Tenure FREEHOLD
Council Tax B



Broadstairs@oakwoodhomes.biz



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The Property

Located in Approach Road, a fantastic central location of Broadstairs, this make a perfect family home or second home. Internally offering a wealth of accommodation comprising entrance hallway, lounge, downstairs bedroom which can also be used as a reception room, kitchen/breakfast room and cellar - prime for conversion. To the first floor are three bedrooms and bathroom. Externally offering a private, sunny garden which also offers rear access. Steps lead up to this terraced home, in the heart of Broadstairs, offering sea views, an excellent school catchment area and walking distance to Broadstairs station, beach and town.

Location

Located within a short walk to Broadstairs town, the beach and to the train station, which offers high speed trains to London.

Accommodation

GROUND FLOOR

Porch

Hallway

Lounge 12'7" (3.84m) x 11'5" (3.48m)

Bedroom 3/reception room 10'9" (3.28m) x 10'4" (3.15m)

Kitchen/diner 15' (4.57m) x 10'9" (3.28m)

Cellar

FIRST FLOOR

Landing

Bedroom 1 16'5" (5.00m) x 10'9" (3.28m)

Bedroom 2 11'2" (3.40m) x 10'2" (3.10m)

Bedroom 4 10'8" (3.25m) x 6'8" (2.03m)

Rear garden

Front garden Steps leading up to property

Unrestricted on street parking is available in the road

Broadband is delivered via fibre to the house



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Key Features

- Three/four bedrooms
- Two reception rooms
- Small sunny garden
- Sea views
- Central location
- Ideal family home
- Ideal holiday home



Total area: approx. 108.5 sq. metres (1168.4 sq. feet)

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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. BRO0020797/20240716/RLDP



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