

## Property brochure



DANE COURT GARDENS  
BROADSTAIRS  
KENT  
CT10 2SB

Price: Offers over £495,000

3 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPCD

Tenure FREEHOLD  
Council Tax D



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## Property brochure



### The Property

Recently refurbished to a high standard this spacious extended three bedroom detached bungalow will allow the buyer to simply move in and put their feet up. The property sits in a cul-de-sac location with a bus stop not 50 metres away accessed via the useful rear boundary gate. With the village amenities of St Peters a stone's throw away, this really is a beautifully presented and situated property. We recommend internal inspection so book your viewing today!

### 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

#### Accommodation

Lounge:	19'09" (6.02m) x 17'01" (5.21m)
Kitchen:	12'09" (3.89m) x 7'09" (2.36m)
Bedroom:	12'06" (3.81m) x 11'04" (3.45m)
Bedroom:	12'06" (3.81m) x 9'10" (3.00m)
Bedroom:	11'07" (3.53m) x 8'09" (2.67m)
Bathroom:	8'09" (2.67m) x 7'09" (2.36m)

#### Exterior

To the front is a mature planted garden with driveway for 2/3 vehicles leading to the garage. The rear garden is generous in proportion and offers a variety of planted beds and borders, lawn area and partially covered patio and barbeque area.

#### Material information

We understand from the vendor that certificates and guarantees are in place for much of the upgrade works where applicable. We further understand that there is currently no broadband connected to the property. As is typical of the period of build it is likely that asbestos will be present in the property. We are advised that some of the trees in the garden are subject to TPO further info available from the TDC website.



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### Key Features

- Beautifully refurbished
- Detached bungalow
- Extended accommodation
- 3 bedrooms
- No onward chain
- Garage and driveway
- Good size gardens

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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. BRO002395 I/20240829/RLDP



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