



Flat 3, 7 Victoria Parade, Broadstairs
£650,000

Flat 3

7 Victoria Parade, Broadstairs

LOCATION, LOCATION, LOCATION!

Miles and Barr are pleased to offer to market this spacious two bedroom sea facing apartment with its own private balcony and arguably the best sea views over the Broadstairs coastline. The property is located within the heart of Broadstairs.

Internally you will find upon entry a large open plan lounge/kitchen area. You are immediately hit with the stunning sea views which holds its value all year round. You also have the benefit of a large balcony which runs the full width of the balcony which offers stunning views of the sunrise. Heading to the rear of the property you have a modern, well-equipped bathroom.

Further to the rear you have two well proportioned double bedrooms one of which boasts a charming feature bay window currently being used as an office from home. The master of the two also comes with its own en-suite. The property also benefits from under floor heating throughout. In summary properties like this simply come onto the market every few years so be quick in securing your viewing!

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is





Entrance

Lounge

18' 3" x 15' 6" (5.56m x 4.72m)

Kitchen

6' 11" x 11' 7" (2.11m x 3.53m)

Bathroom

6' 2" x 7' 10" (1.87m x 2.38m)

Bedroom Two

12' 5" x 10' 4" (3.78m x 3.14m)

Bedroom One

10' 0" x 10' 4" (3.05m x 3.14m)

En-Suite

9' 3" x 7' 0" (2.82m x 2.13m)





Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure