



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

## Property brochure



65 PERCY AVENUE  
BROADSTAIRS  
KENT  
CT10 3LB

Price: £415,000

3 Bedrooms

2 Receptions

2 Bathrooms

No chain

D EPC

Tenure FREEHOLD  
Council Tax C



Broadstairs@oakwoodhomes.biz



01843 809000



www.oakwoodhomes.biz

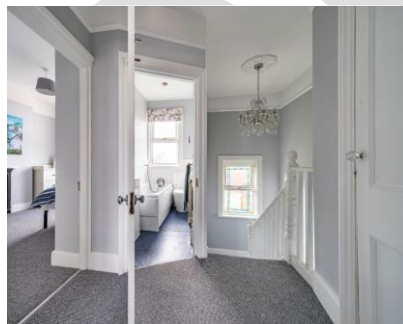
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### The Property

Situated in the sought after location of Percy Avenue Kingsgate, Broadstairs, with the beach just a 20 minute walk, Oakwood homes are thrilled to present this lovely home! Inside you will discover a large lounge, dining room, reception room, fitted kitchen, three bedrooms, family bathroom and downstairs shower room. This end of terrace home is set over 3 levels and offers space and original feature throughout. The current owners have made this home ready to move into and early viewings are essential to see what's on offers. Externally the property has a low maintenance large rear garden of approximately 85' (25.91m), being mainly laid to lawn with a variety of mature trees and shrubs. A large cabin located at the rear garden offers potential for home office or gym - a very versatile space!

### Location

Situated in the Kingsgate area of Broadstairs! Broadstairs is a coastal town on the Isle of Thanet, known for its beautiful beaches and historic charm. Kingsgate Bay is situated to the north of Broadstairs and is part of the larger Thanet coastal area.

#### GROUND FLOOR

Hallway

Lounge 15'3" (4.65m) x 15' (4.57m)

Reception room 12'4" (3.76m) x 11'9" (3.58m)

#### LOWER FLOOR

Kitchen 15'9" (4.80m) x 12' (3.66m)

Dining room 15'2" (4.62m) x 15' (4.57m)

Shower room

#### FIRST FLOOR

Landing

Bedroom 1 15'2" (4.62m) x 11'8" (3.56m)

Bedroom 2 11'3" (3.43m) x 9'3" (2.82m)

Bedroom 3 10'7" (3.23m) x 6'7" (2.01m)

Bathroom

#### OUTSIDE

Rear garden

Cabin 20' (6.10m) x 11'2" (3.40m)

No parking

Broadband is delivered via fibre to the cabinet



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### Key Features

- Family home
- No chain
- Large garden
- 3 levels
- Sought after location
- 3 beds
- 2 bathrooms
- 3 receptions

Floor plan to follow. . . .

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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. BRO0024230/  
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