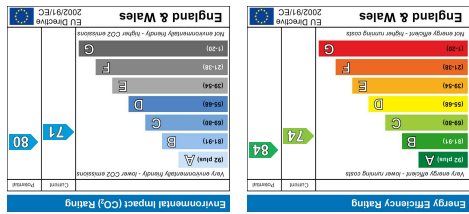


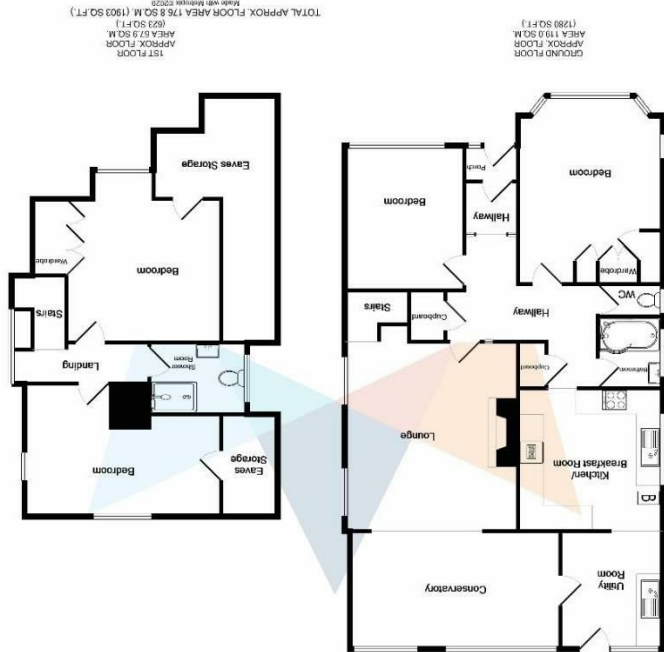
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



miles & barr
YOUR PROPERTY AGENT

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The Property Ombudsman
NAEA
ARLA
Redaction Network



98 BOTANY ROAD, BROADSTAIRS



98 BOTANY ROAD
BROADSTAIRS

£535,000

- Four bedroom detached chalet bungalow
- Two bathrooms
- Separate W/C
- Extended to the rear
- Large rear garden
- Off street parking
- Detached garage

LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Ramsgate benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

ABOUT

Miles & Barr are delighted to bring to the market this well-appointed and tastefully extended four-bedroom detached chalet bungalow in the ever-popular Kingsgate area. Accommodation comprises of a bright entrance hall with two large double bedrooms to the front of the bungalow. To the left of the bungalow there is a separate W/C and a family bathroom with shower attachment above the bath. Adjacent to this is the kitchen with fitted floor and wall units and integrated ovens with plumbing for other white goods too. Towards the rear of the bungalow there is also a utility room with double glazed door to the rear garden. On the opposite side of the bungalow flowing from the entrance hall is the large lounge with log burner in the fireplace and an extension to the rear which can be used as a dining room or second reception room, from here you can also walk through into the utility.

The stairs are nestled in the corner of the living room, the dormer over the staircase has two large frosted windows allowing ample light to flow into the lounge and the upstairs landing. From here there is also a shower-room and two further bedrooms both with access to eaves space.

Externally there is also off-street parking along the side of the bungalow, detached garage to the rear and a well-manicured rear garden mainly laid to lawn with mature shrubs/trees and secret, secluded patio area towards the end.

Call Miles & Barr today on 01843 888444 to arrange your viewings now!!!

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge 14'8 x 14'4 (4.47m x 4.37m)
- Dining Area 17'5 x 9'9 (5.31m x 2.97m)
- Utility Area 9'8 x 8'5 (2.95m x 2.57m)
- Downstairs WC
- Kitchen/Diner 12' x 11'10 (3.66m x 3.61m)
- Bedroom One 16'1 x 11'11 (4.90m x 3.63m)
- Bedroom Four 12'4 x 9'7 (3.76m x 2.92m)
- Bathroom 5'10 x 5'4 (1.78m x 1.63m)
- First Floor
- Landing
- Bedroom Two 14'2 x 12'9 (4.32m x 3.89m)
- Bedroom Three 16'2 x 10'9 (4.93m x 3.28m)
- Shower Room 8'1 x 5'10 (2.46m x 1.78m)
- Exterior
- Front Garden
- Rear Garden

