



North Foreland Road, Broadstairs


MILES & BARR
EXCLUSIVE



40 North Foreland Road Broadstairs Kent CT10 3NN



Description

Ground Floor

- Porch
- Hallway
- WC
- Lounge
21'0 x 11'9
(6.40m x 3.58m)
- Conservatory
19'9 x 18'10
(6.02m x 5.74m)
- Dining Room
10'6 x 9'9
(3.20m x 2.97m)
- Kitchen/Breakfast
Room
15'10 x 10'4
(4.83m x 3.15m)
- Utility Room
8'7 x 7'8
(2.62m x 2.34m)
- Hallway
- Annex
Kitchen/Diner
18'1 x 12'5
(5.51m x 3.78m)

First Floor

- Landing
- Bedroom
12'8 x 11'10
(3.86m x 3.61m)
With built-in
wardrobes and
doors to balcony
- En-suite Shower
Room
- Bedroom
10'2 x 8'10
(3.10m x 2.69m)
- Bedroom
10'10 x 8'5
(3.30m x 2.57m)
- Bath & Shower
Room
- Annex Bedroom
17'2 x 17'2
(5.23m x 5.23m)
- En-suite Shower
Room

External

- Driveway
- Rear Garden

Property

Found along the popular location of North Foreland Road is this extended four-bedroom detached home with a versatile layout offering annex living accommodation. The property is being offered to the market with no onward chain. The ground floor currently comprises an open plan lounge/dining room with doors to the triple aspect conservatory overlooking the garden. There is also a WC and a good size modern kitchen with breakfast bar and utility room. There is a door that leads to the garden and also to the annex accommodation consisting of a kitchen/breakfast room with stairs to the first floor.

The first floor boasts a master bedroom with built-in wardrobes, en-suite facilities and a balcony with views over the lighthouse, there are a further two bedrooms and a family bathroom in the main living space. Through the third bedroom there is a door leading to the fourth bedroom which is part of the annex with walk-in wet room. The property is ideal for someone looking for annex accommodation, however it could be easily converted back.

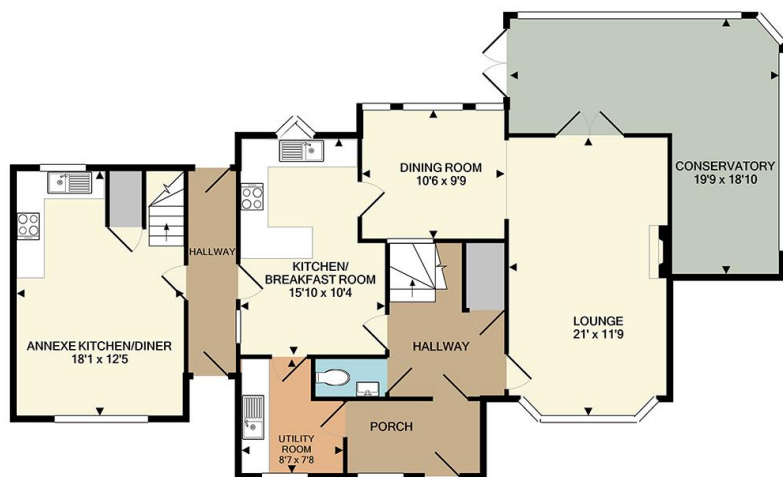
Externally there is off street parking for several cars to the front, with side access to the rear garden mainly laid to lawn with a decked area and a paved patio area ideal for entertaining.



Location

This property is walking distance into 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. Broadstairs 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.





GROUND FLOOR
APPROX. FLOOR
AREA 1251 SQ.FT.
(116.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2113 SQ.FT. (196.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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