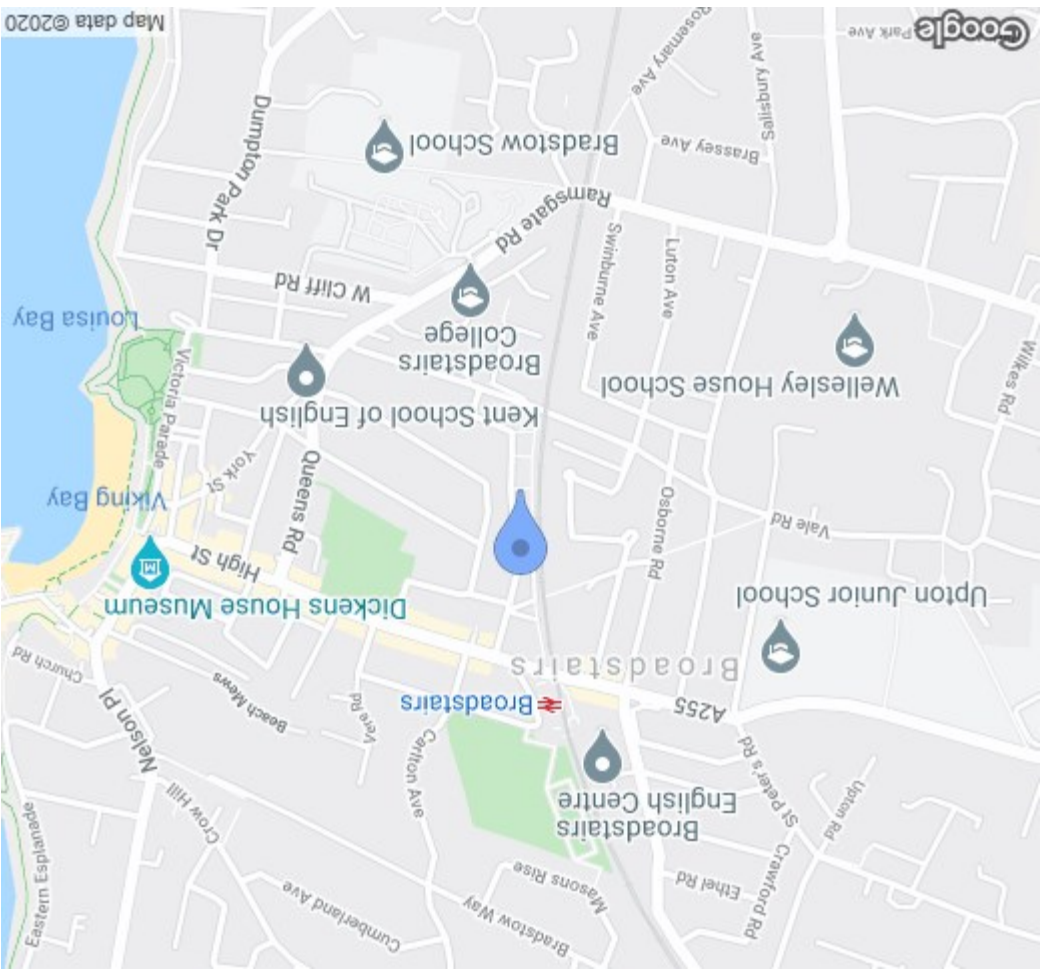


www.milesandbarr.co.uk/referral-fee-disclosure

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:



Energy Efficiency Rating		
Current	Potential	EU Directive 2002/91/EC
England & Wales		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
85		
67		



35 ST GEORGES ROAD, BROADSTAIRS



35 ST GEORGES ROAD
BROADSTAIRS

£400,000

- Four Bedroom Semi Detached Home
- Central Location
- 350 Meters From The High Street & Train Station
- School Catchment Area
- Close To Viking Bay

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. 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.

ABOUT

Full Of Charm & Character Throughout, is this four bedroom family home placed in prime central Broadstairs.

Internally the property is set out over three floors and is beautifully presented throughout, on the ground floor there is a lounge, separate dining space that opens into the fitted kitchen and a conservatory to the rear out looking the rear garden.

Upon the first floor are three bedrooms and a family bathroom with the master bedroom complete with en-suite on the second floor.

The location is idyllic for those that wish to have a family home within St Mildreds Primary School catchment area and have the ability to commute to London as the station is just 350 meters away.

To arrange your viewing and for more information contact Miles and Barr 7 days a week on 01843 888444.

DESCRIPTION

Ground Floor

Lounge 15'7" x 13'10" (4.75m x 4.22m)

Dining Room 12'10" x 10'7" (3.91m x 3.23m)

Kitchen 8'10" x 7'4" (2.69m x 2.24m)

Conservatory 14'11" x 10'00" (4.55m x 3.05m)

First Floor

Bedroom Two 12'9" x 12'8" (3.89m x 3.86m)

Bedroom Three 12'8" x 11'5" (3.86m x 3.48m)

Bedroom Four 7'7" x 7'00" (2.31m x 2.13m)

Bathroom 6'3" x 5'8" (1.91m x 1.73m)

Second Floor

Master Bedroom 19'6" x 13'8" (5.94m x 4.17m)

En Suite 6'7" x 5'8" (2.01m x 1.73m)

