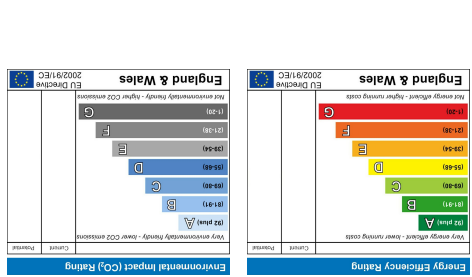
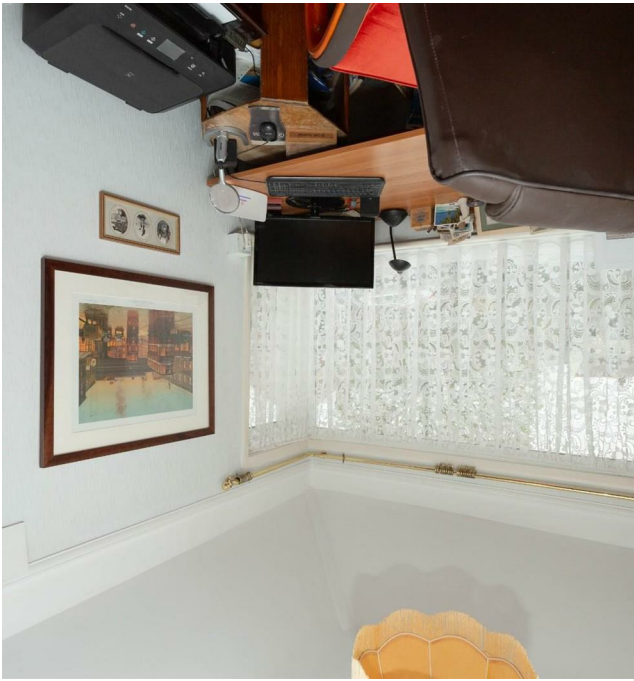


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



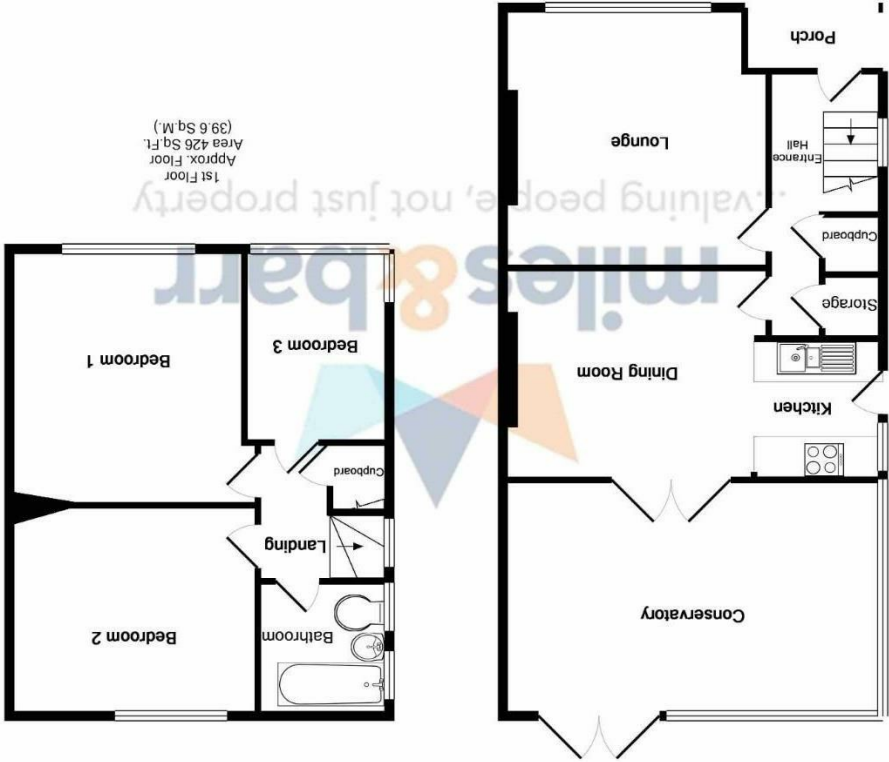


123 High Street, Broadstairs, Kent, CT10 1NQ  
t. 01843 888 444 e. [broadstairs@milesandbarr.co.uk](mailto:broadstairs@milesandbarr.co.uk)  
YOUR PROPERTY AGENT  
**miles & barr**

Ground Floor  
Approx. Floor Area 642 Sq.Ft. (59.6 Sq.M.)

1st Floor  
Approx. Floor Area 426 Sq.Ft. (39.6 Sq.M.)

Total Approx. Floor Area 1068 Sq.Ft. (99.2 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2013



33 ST. MILDREDS AVENUE, BROADSTAIRS



33 ST. MILDREDS AVENUE  
BROADSTAIRS

£299,995



- Three bedroom semi detached home
- Central Broadstairs
- School catchment area
- Off street parking
- Low maintenance garden

### ABOUT

THREE BEDROOM, SEMI-DETACHED HOUSE IN A HIGHLY SOUGHT AFTER AREA OF BROADSTAIRS!!!

Located on St Midred's Avenue this brilliant family home is within the catchment area of several highly regarded infant, primary and grammar schools and is a very short walk to Broadstairs train station with its high speed links to London St Pancras. Venture a little further and there is Broadstairs high street with its eclectic mix of shops, restaurants and bars not to mention cliff top walks and a plethora of award winning sandy beaches.

The property itself boasts bright living accommodation with an entrance hall leading into a lounge to the front of the property with feature fireplace and kitchen/diner to the rear of the property, the kitchen has fitted floor and wall units along with integrated fridge/freezer. Adjacent to the diner is a beautiful conservatory with views over the well maintained and low maintenance rear garden. To the first floor there are three bedrooms and a family bathroom with a shower attachment over the bath. Externally there is also off street parking for one car to the front of the property along with side access to the tranquil rear garden.

CALL MILES AND BARR TODAY ON 01843 888444 TO ARRANGE YOUR VIEWINGS NOW!!!

### DESCRIPTION

Ground Floor

Entrance Hall

Lounge 13'0" x 10'5" (3.96m x 3.18m)

Kitchen/Dining Room 18'8" x 10'5" (5.69m x 3.18m)

Conservatory 18'8" x 11'7" (5.69m x 3.53m)

Landing

First Floor

Bedroom One 11'6" x 12'7" (3.51m x 3.84m)

Bedroom Two 12'2" x 10'4" (3.71m x 3.15m)

Bedroom Three 9'6" x 7'1" (2.90m x 2.16m)

Bathroom 6'7" x 6'5" (2.01m x 1.96m)

Exterior

Front Garden

Rear Garden

### 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.

