

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

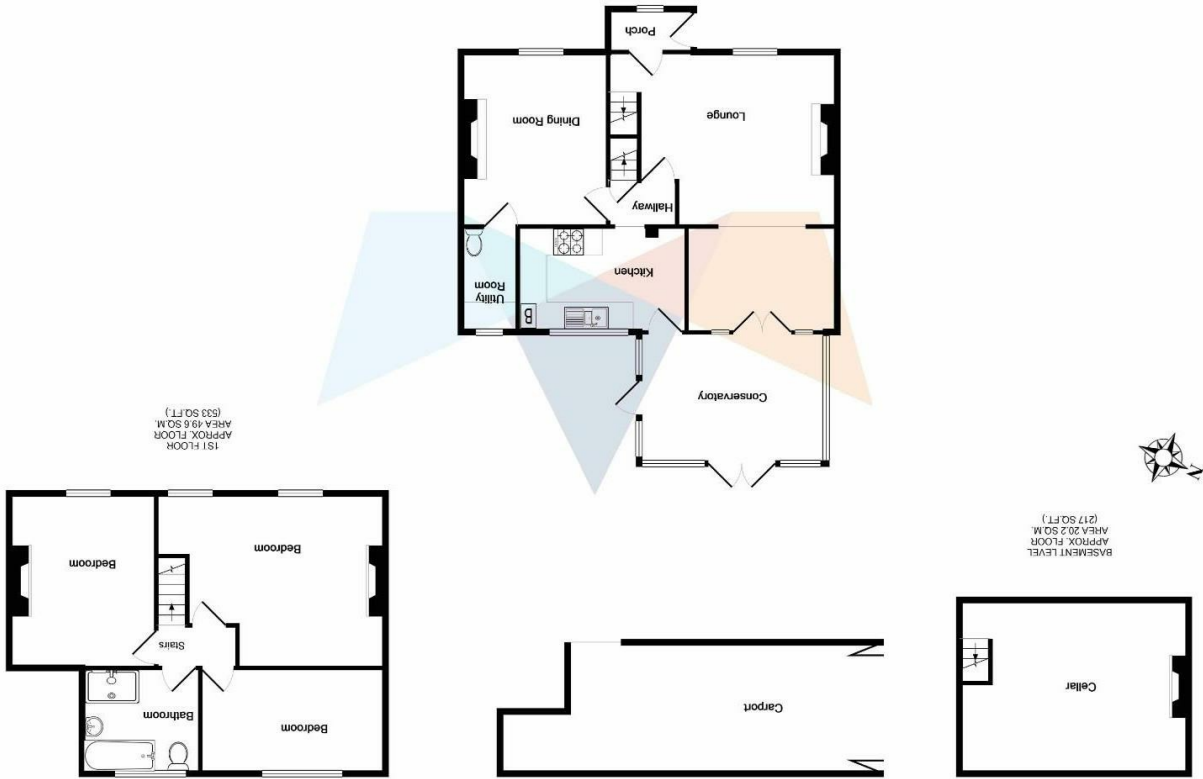
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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:



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions	A
Energy efficient - lower running costs	B
Not energy efficient - higher running costs	C
Very energy inefficient - higher CO ₂ emissions	D
Not environmentally friendly - higher CO ₂ emissions	E
Very energy inefficient - higher CO ₂ emissions	F
Not environmentally friendly - higher CO ₂ emissions	G
Current	62
Target	81

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Not energy efficient - higher running costs	C
Very energy inefficient - higher CO ₂ emissions	D
Not environmentally friendly - higher CO ₂ emissions	E
Very energy inefficient - higher CO ₂ emissions	F
Not environmentally friendly - higher CO ₂ emissions	G
Current	67
Target	84

TOTAL APPROX. FLOOR AREA 160.6 SQ.M. (1729 SQ.FT.)
(Made with Metropix 6000)



26 VICTORIA ROAD
BROADSTAIRS



26 VICTORIA ROAD
BROADSTAIRS

£360,000



- Semi Detached
- Off Street Parking
- Three Bedrooms
- Log Burner
- Open Plan
- Double Glazed Office/Summer House

LOCATION

The sought-after seaside town of Broadstairs, with its 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 & 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

MILES AND BARR ARE DELIGHTED TO OFFER TO THE MARKET THIS THREE SEMI DETACHED HOUSE LOCATED IN THE TRANQUIL SETTING OF ST PETERS.

Situated on Victoria Road is this beautiful incredibly spacious home a short walk away from a range of amenities in St Peters Village, including St Peters Church and Church Hall, Co-op convenience store, Mockett Wood surgery, pharmacy, butchers and Post Office. Venture a little further and you'll find Broadstairs high street and high speed train links to London St Pancras, in the opposite direction you will find award winning sandy beaches.

The property itself comprises an entrance porch, open plan lounge/diner with exposed beams and a log burner, a triple aspect conservatory overlooking the garden, a modern kitchen, further reception room and utility room with wc. The hidden gem is a large cellar ideal for storage running underneath the property. To the first floor there are three double bedrooms all with stylish white shutters maximising light as well as privacy, there is also a family bathroom.

Externally there is a car port offering off street parking for one car, the sunny aspect rear garden is mainly laid to lawn with a summerhouse/office which is double glazed and offers power and electric.

DESCRIPTION

- Entrance
- Hallway
- Lounge 21'02 x 13'11 (6.45m x 4.24m)
- Reception Room 10'09 x 12'9 (3.28m x 3.89m)
- Utility room 4'1 x 7'7 (1.24m x 2.31m)
- Kitchen 12'4 x 8'2 (3.76m x 2.49m)
- Conservatory 15'1 x 9'11 (4.60m x 3.02m)
- Cellar 18'2 x 12'10 (5.54m x 3.91m)
- First Floor
- Bedroom One 12'7 x 13'2 plus recesses (3.84m x 4.01m plus recesses)
- Bedroom Two 12'8 x 9'8 max (3.86m x 2.95m max)
- Bedroom Three 7'7 x 13'8 (2.31m x 4.17m)
- Bathroom 8'6 x 7'4 (2.59m x 2.24m)
- External
- Office/Summer House

