



Ramsgate Road, Broadstairs


MILES & BARR
EXCLUSIVE



87 Ramsgate Road
Broadstairs
Kent
CT10 2DF



Description

Ground Floor

- Entrance Hall
- Reception Room
20'0 x 11'9
(6.10m x 3.58m)
- Lounge
14'11 x 13'7
(4.55m x 4.14m)
- Kitchen/Breakfast
Room
22'11 x 12'1
(6.99m x 3.68m)
- Cloakroom

- Bath and Shower
Room
6'8 x 6'6
(2.03m x 1.98m)

The Summerhouse

- Lounge
22'11 x 11'8
(6.99m x 3.56m)
- Kitchen
10'9 x 7'10
(3.28m x 2.39m)
- Shower Room
- Sauna

First Floor

- Landing
- Master Bedroom
13'4 x 12'11
(4.06m x 3.94m)
- Bedroom
12'1 x 10'9
(3.68m x 3.28m)
- Bedroom
7'11 x 7'10
(2.41m x 2.39m)

- Bedroom
15'7 x 8'11
(4.75m x 2.72m)
- Garden Store
9'0 x 7'4
(2.74m x 2.24m)

External

- Front/Parking
- Rear Garden

Property

Set back from the road is this stunning modern three/four bedroom detached house with a very open plan living arrangement. As soon as you walk through the front door and gaze through the bi-fold doors down the beautiful garden you get a feel for the high-quality finish within the home. The ground floor comprises a kitchen/breakfast room overlooking the garden and bi-folding doors to the patio area, a reception room to the front of the home leading to a lounge with a log burner and bi-folding doors to the garden perfect for sitting down for a morning coffee. There is also a cloakroom with storage area and access to the integral garage with part used as a utility space.

To the first floor there are three bedrooms and a fabulous family bathroom, the master bedroom boasts Juliette balcony with elevated views down the garden.

Where the property comes into its own is the superb one bedroom annex at the bottom of the garden known as 'The Summerhouse', this consists of a double bedroom, lounge, kitchen, modern shower room and sauna. The Summerhouse has its own boiler, fuse board and electrics and is ideal for a family member needing their own space.

Externally to the front of the property there is off street parking with side access leading to the sunny aspect rear garden, with paved patio area perfect for al-fresco dining with the rest of the garden laid to lawn with a border of mature trees and shrubs maintaining privacy.

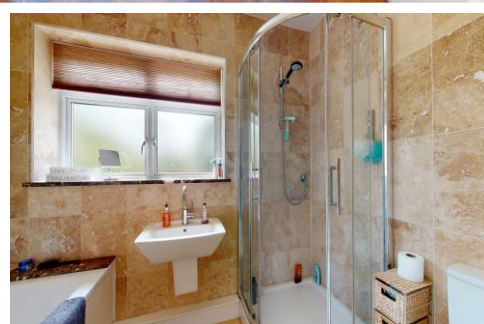


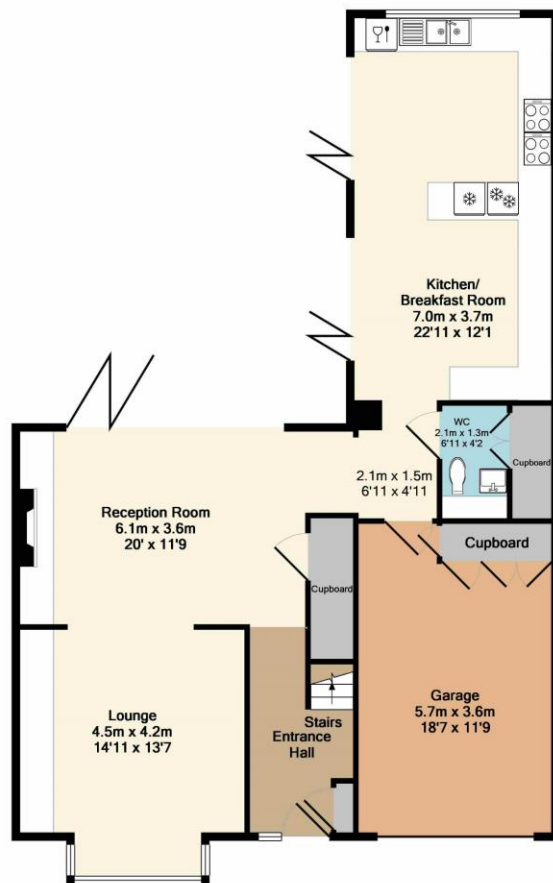
Location

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.

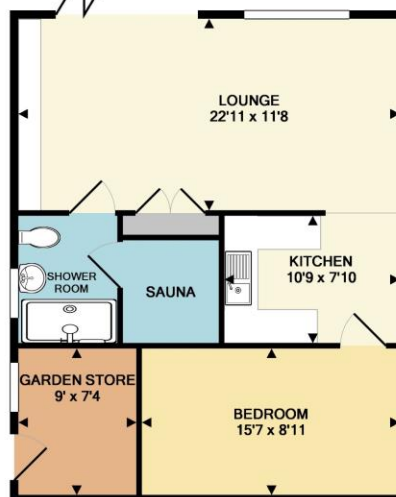
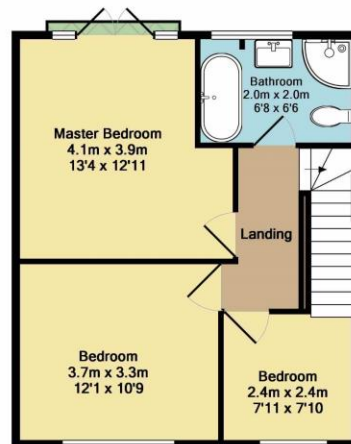
Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse 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.

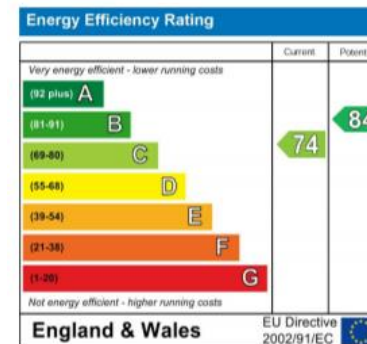




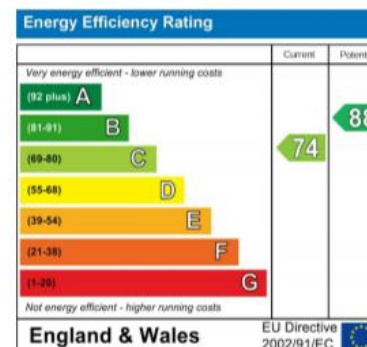
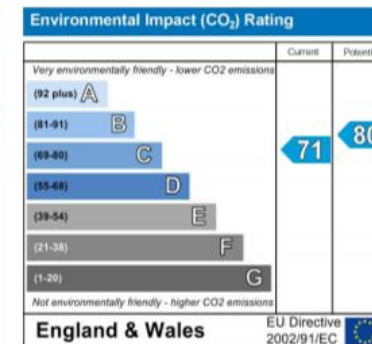
TOTAL APPROX. FLOOR AREA 144.8 SQ.M. (1559 SQ.FT.)
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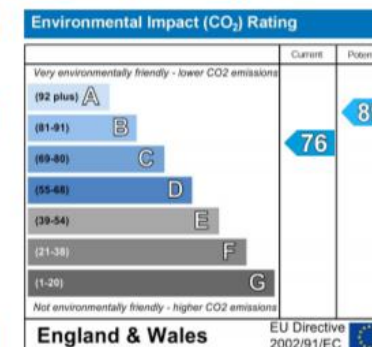
TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only. www.upzoom.co.uk
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Main House



The Summerhouse



Important Notice:

In accordance with the Property Misdescriptions Act (1991) 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.

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