



43 PERCY AVENUE  
BROADSTAIRS

£339,995



- Three Bedroom Family Home
- Immaculate Throughout
- Highly Desirable Location
- Large Rear Garden
- Newly Fitted Kitchen
- Short Stroll To Stunning Beaches

## 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 82 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

IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME IN HIGHLY DESIRABLE LOCATION!

Miles & Barr are delighted to bring to the market this wonderfully spacious, three bedroom terraced house which has been wonderfully renovated throughout. Accommodation is well-proportioned and arranged over three floor with a cosy lounge to the front of the property with bay window. Adjacent to this, to the rear of the property, you'll find the truly wonderful open plan, modern fitted kitchen with dining area, perfect for entertaining guests or your family! Off of the kitchen, leading to the garden is a large conservatory room which also has a wc and utility room. On the first floor you will find two great sized double bedrooms along with the family bathroom which is finished to a great standard. On the second floor is the master bedroom which spans the width of the house. Externally there is a low wall to the front and to the rear is a large spacious garden mostly laid to lawn.

Located on Percy Avenue the property is a short walk from Joss Bay and Botany Bay, two of Thanet's most picturesque, sandy beaches. Hop in the car and you'll shortly be in Broadstairs high street with it's eclectic mix of restaurants, bars and coffee shops along with clifftop walks and high speed train links to London St Pancras.

To view this remarkable home call Miles & Barr today on 01843 888444 to arrange your viewing.

## DESCRIPTION

Entrance Porch

Hallway

Lounge 13'11 x 13'1

Kitchen/Diner 17'9 x 7'7

Conservatory 14'2 x 9'3

wc

First Floor

Landing

Bedroom One 1'5 x 10'10

Bedroom Two 11'7 x 10'8

Bathroom

Loft Room ( Main Bedroom ) 11'9 x 11'3

External

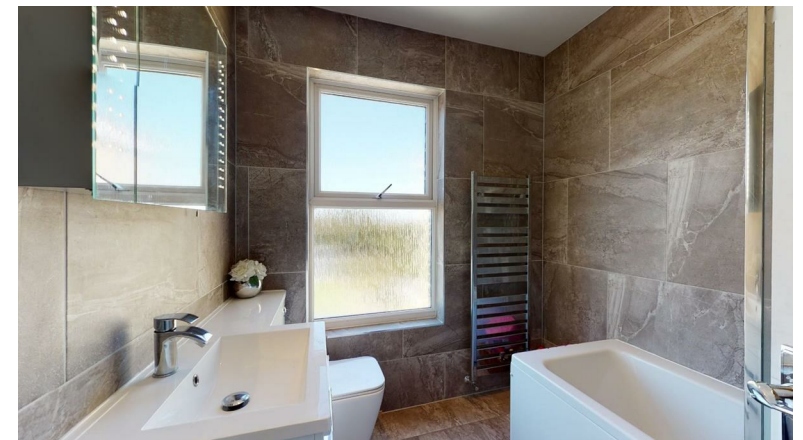
Front Garden

Rear Garden





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**miles & barr**  
YOUR PROPERTY AGENT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)