

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 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions	Not energy efficient - higher running costs
A (81-91)	G (11-20)
B (61-80)	F (21-30)
C (51-60)	E (31-40)
D (41-50)	D (41-50)
E (31-40)	C (51-60)
F (21-30)	B (61-80)
G (11-20)	A (81-91)
Current	Target
72	49
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
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A (81-91)	G (11-20)
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E (31-40)	C (51-60)
F (21-30)	B (61-80)
G (11-20)	A (81-91)
Current	Target
77	56
Energy Efficiency Rating	



71 THE VALE
BROADSTAIRS



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miles & barr
YOUR PROPERTY AGENT



71 THE VALE
BROADSTAIRS

£549,950

- Four Bedroom Refurbished Home
- Thoughtfully Designed
- Garage To The Rear
- No Forward Chain!
- Bespoke Kitchen
- High Standard
- Underfloor Heating Throughout
- Smart Control In Bathrooms
- Smeg Dual Fuel Range
- Neff Dishwasher

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

Miles & Barr are thrilled to offer to the market this splendidly presented and modern four double bedroom semi detached family home, located in a desirable area of Broadstairs on The Vale. The house itself is located a short walk from Broadstairs High Street with its plethora of restaurants, bars, coffee shops, award winning sandy beaches and our high-speed train links to London St Pancras. The Vale interestingly, also falls within the catchment area of several highly regarded infant, primary and grammar schools.

Accommodation is arranged over three floors and offers a modern and contemporary feel throughout with outreaching views from the master bedroom, upon entry you'll notice the eye to detail the current owners have. On the ground floor there is a large living room, exposed brick feature wall. Opening from the lounge/dining space is the kitchen at the rear of the house which is fully fitted with integrated appliances and a Fisher & Paykel fridge/freezer. From here there are bi-folding doors to the rear garden.

Venturing to the first floor the owner has remodeled the original layout to create three large double bedrooms and a large study section within the hallway, there is also a high specification family bathroom with under floor heating. The second floor is home to the master bedroom complete with master-suite with under floor heating. Externally the house boasts a secluded rear garden with rear access to a 1.5 sized garage with an electric roller shutter.

Offered with no forward chain, please call Miles and Barr on 01843 888444.

DESCRIPTION

- Entrance Hallway
- Lounge/Dining Room
- Kitchen
- Seperate WC
- First Floor Hallway
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Second Floor
- Master Bedroom One
- En-suite
- External
- Rear Garden
- Detached Garage
- Front Garden

