



Fitzroy Avenue, Broadstairs





25 Fitzroy Avenue
Broadstairs
Kent
CT10 3LS



Description

Ground Floor

- Porch
- Reception Room
11'10 x 11'4
(3.61m x 3.45m)
- Dining Room
14'9 x 13'3
(4.50m x 4.04m)
- Study
13'1 x 11'7
(3.99m x 3.53m)
- Living Room
25'11 x 11'9
(7.90m x 3.58m)
- Kitchen
14'5 x 9'7
(4.39m x 2.92m)
- Utility Room
- Cloakroom
- Walk-in Wardrobe
- En-suite Bathroom
- Bedroom Two
14'3 x 10'4
(4.34m x 3.15m)
- Bedroom Three
11'5 x 10'7
(3.48m x 3.23m)
- Bedroom
11'1 x 8'2
(3.38m x 2.49m)
- Family Bath and Shower Room

External

- Front/Driveway
- Rear Garden

First Floor

- Landing
- Bedroom One
14'10 x 10'7
(4.52m x 3.23m)

Property

Found along the sought-after private road of Fitzroy Avenue, Kingsgate is this well presented semi-detached four-bedroom family home with plenty of potential to extend and develop with relevant planning permissions. The property is situated on a good-sized plot and benefits from sea views from the first floor down to the famous Botany Bay beach and hotel.

Set back from the road the property boasts a large entrance hall leading to a spacious lounge overlooking the garden, leading to a kitchen and large utility space with W.C that has the potential to be one large open plan kitchen should you desire. There is a further separate dining room/reception room with a door to a study area.

To the first floor there are four bedrooms with the rear bedrooms having views down the beautiful garden. The master bedroom also enjoys a spacious walk-in wardrobe, en-suite bathroom and Juliette balcony. There is a further family bathroom as well. Externally to the front of the property there is off street parking for 2-3 cars, with side access leading to the sunny aspect rear garden mainly laid to lawn with a variety of trees, flowers and shrubs maximising privacy and a raised paved area perfect for al fresco dining and entertaining.



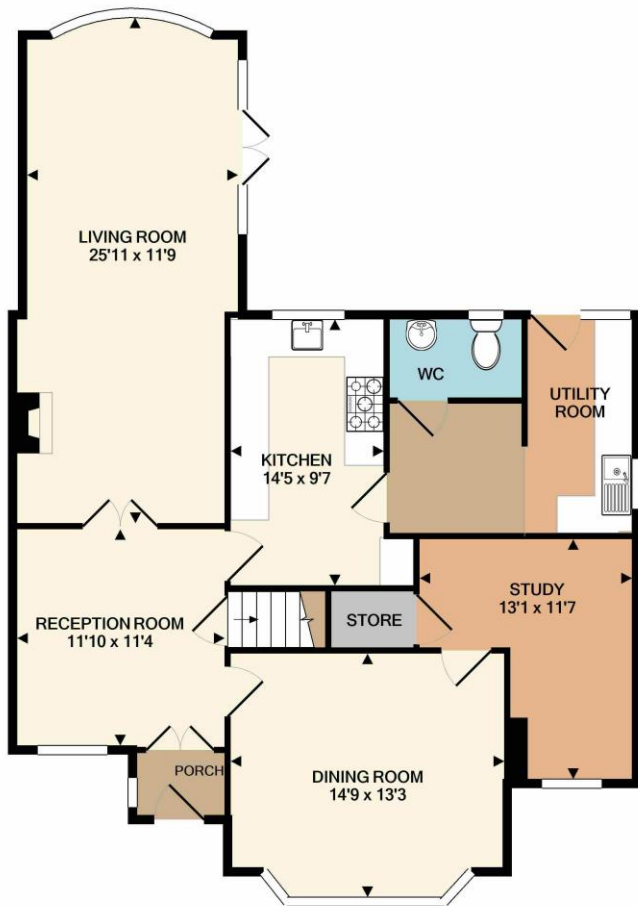
Location

Found in the highly sought-after coastal area of Kingsgate. The property is a short walk away from the cliff tops at the end of the road and Botany Bay beach. The sought-after seaside town of Broadstairs is close by 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.





GROUND FLOOR
APPROX. FLOOR
AREA 1137.5 SQ.FT.
(105.7 SQ.M.)



APPROX. FLOOR
AREA 86.7 SQ.FT.
(933.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2071 SQ.FT. (192.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
	66	78
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	62	76
	EU Directive 2002/91/EC	
England & Wales		



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