

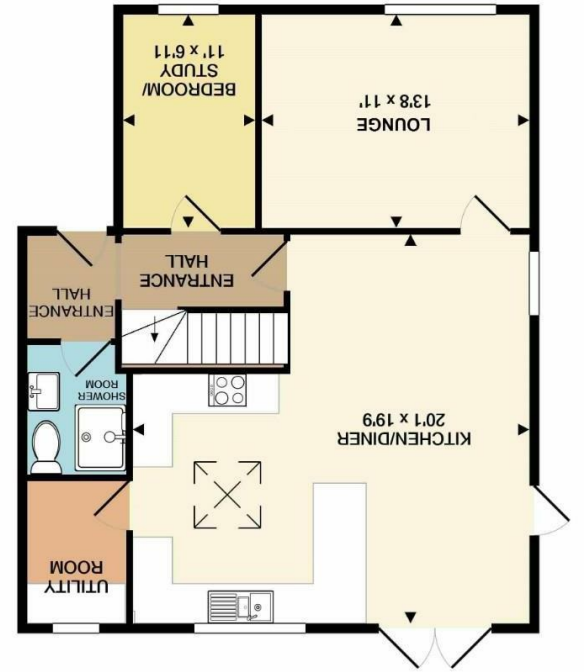


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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (81-91)
Energy efficient - lower running costs	C (81-91)
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Energy efficient - lower running costs	W (81-91)
Energy efficient - lower running costs	X (81-91)
Energy efficient - lower running costs	Y (81-91)
Energy efficient - lower running costs	Z (81-91)

TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.5 SQ.M.)
 APPROX. FLOOR AREA 728 SQ.FT. (67.6 SQ.M.)
 APPROX. FLOOR AREA 366 SQ.FT. (33.9 SQ.M.)



90 BROADSTAIRS ROAD
 BROADSTAIRS



Home Sweet Home
 For Sale
 01843 888 444

90 BROADSTAIRS ROAD
 BROADSTAIRS

OFFERS OVER £399,995

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

- No forward chain
- Fully refurbished detached house
- Four bedroom
- Off street parking
- New central heating, electrics and double glazing
- Open plan living with utility room
- School catchment area

ABOUT

An extensively refurbished, ultra modern, four bedroom detached family home, located in the heart of Broadstairs. The property is situated on a generous sized plot with a large, low maintenance, secluded rear garden, side access to the front drive with space for two to three cars. The downstairs living space has been extended to cater for a growing family and boasts open plan living to the rear.

Cosmetically the property is very contemporary but behind the scenes the current owners have replaced the central heating throughout, the electrics and double glazed windows and doors.

Accommodation on the ground floor comprises of two reception rooms to the front (with one capable of being a fourth bedroom or study), contemporary kitchen/dining room with fitted floor and wall units and integrated appliances which leads to the utility room and that all important downstairs shower room including W.C. adjacent to the hall way. The glass panelled staircase leads to the first floor which boasts three bedrooms and a stunning family bathroom.

The property is offered with no forward chain.

The property itself nestles within the catchment area of several highly regarded infant, primary and grammar schools, it's also a short walk from Broadstairs high street with its eclectic mix of restaurants, bars, coffee shops, award winning sandy beaches and our high speed train links to London St Pancras. In the opposite direction you'll also find Westwood Cross Shopping Centre and several easily accessible supermarkets.

DESCRIPTION

Entrance

Entrance Hall

Kitchen/Diner 20'1 x 19'9 (6.12m x 6.02m)

Lounge 13'8 x 11'0 (4.17m x 3.35m)

Bedroom/Study 11' x 6'11 (3.35m x 2.11m)

Utility Room 7'1 x 6'7 (2.16m x 2.01m)

Shower Room 7'1 x 6'9 (2.16m x 2.06m)

First Floor Landing

Landing

Bedroom One 10'10 x 10'8 (3.30m x 3.25m)

Bedroom Two 9'9 x 9'9 (2.97m x 2.97m)

Bedroom Three 8'6 x 8'2 (2.59m x 2.49m)

Bathroom

Exterior

Front Garden

Rear Garden approx 65' x 40' (approx 19.81m x 12.19m)

LOCATION

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. 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.

