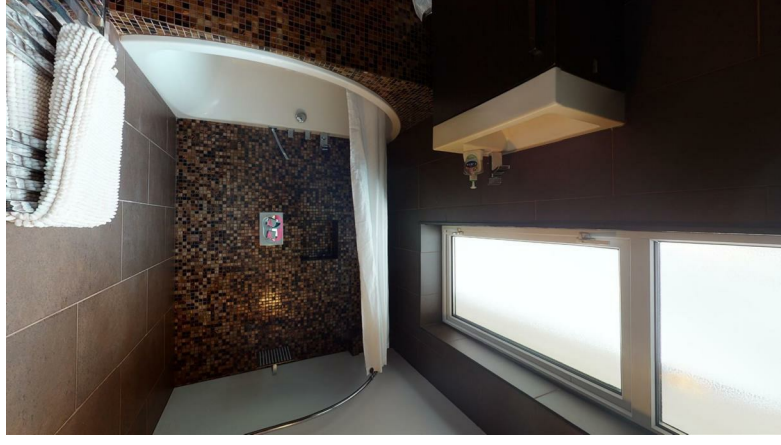


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Below average	E (45-54)
Below average	F (21-30)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Rating

Map data ©2020



**170 BOTANY ROAD**  
**BROADSTAIRS**

**miles & barr**  
YOUR PROPERTY AGENT

123 High Street, Broadstairs, Kent, CT10 1NQ  
t. 01843 888 444 e. [broadstairs@milesandbarr.co.uk](mailto:broadstairs@milesandbarr.co.uk)

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**170 BOTANY ROAD**  
**BROADSTAIRS**

**£475,000**



- Three Bedroom Sea View Home
- Large Lounge
- Garage & Drive
- Attractive Garden
- 50 Yards From Botany Bay Beach
- No Forward Chain

## ABOUT

Fabulous town house in perfect sea-side location! Miles and Barr are delighted to bring to the market this exciting house, located in the very popular Kingsgate area, next to a Blue Flag award winning sandy beach and a prestigious golf club. This 3 storey home has been lovingly renovated, and the result is a very modern, stylish living space. There are two double bedrooms and a bathroom on the top floor, a large living dining area with separate kitchen on the first floor, and a further bedroom and bathroom on the ground floor. There is a garage with utility area, and a lovely garden. With great sea-views, this wonderful home is sure to be very popular. Call us today to book your viewing 01843-888444

## LOCATION

The property is situated between Broadstairs & Margate. The sought-after seaside town of Broadstairs is 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.

Margate is a fantastic seaside town. It holds the likes of a world class Art Gallery and the UK's original pleasure park 'Dreamland', as well as stunning sandy beaches and sparkling bays.

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 & Margate benefit 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.

## DESCRIPTION

Entrance Via  
 Bedroom/Study 9'8" x 10'9" (2.95 x 3.28)  
 Bathroom  
 Landing  
 Kitchen 9'6" x 10'4" (2.90 x 3.15)  
 Lounge 13'6" x 19'3" (4.14 x 5.89)  
 Landing  
 Bedroom 9'6" x 10'9" (2.92 x 3.28)  
 Bedroom 10'9" x 13'5" (3.28 x 4.11)  
 Bathroom 4'9" x 9'3" (1.45 x 2.82)  
 Garage Utility Room  
 Rear Garden

