



Stone Road, Broadstairs





56a Stone Road
Broadstairs
Kent
CT10 1DZ



Description

Ground Floor

- Hallway
- Cloakroom
- Lounge
18'1 x 14'3
(5.51m x 4.34m)
- Kitchen/Dining
/Family Room
24'3 x 20'6
(7.39m x 6.25m)
- Utility Room
15'7 x 6'8
(4.75m x 2.03m)

First Floor

- Landing
- Bedroom
17'9 x 14'1
(5.41m x 4.29m)
- En-suite Shower
Room
- Bedroom
16'10 x 10'3
(5.13m x 3.12m)
- Bedroom
14'8 x 10'4
(4.47m x 3.15m)
- Bathroom

Second Floor

- Landing
- Bedroom
16'9 x 13'7
(5.11m x 4.14m)
- En-suite Shower
Room
- Bedroom
13'11 x 8'7
(4.24m x 2.62m)

External

- Front/Driveway
- Rear Garden
- Office
Outbuilding
18'8 x 10'10
(5.69m x 3.30m)
- Storage
10'10 x 6'0
(3.30m x 1.83m)

Property

We believe you will find it hard to better this beautifully presented detached family home located in Broadstairs as not only does it offer exceptional quality throughout, but the highly sought after location benefits from lovely sea views from the rear elevated position.

Thoughtfully extended and only built 4 years ago, no stone has been left unturned by the current owners to provide a wonderful family home with great sized accommodation set in a very convenient spot for the town, schools, beach and station. The property comprises four/five bedrooms, with two en-suites, air conditioning in most of the bedrooms and stunning sea views are on offer.

The ground floor comprises an recently redecorated lounge/snug area complete with log burner and tilt and turn doors to the front. There is an extended living space which opens from the kitchen. The kitchen itself boasts integrated high specification appliances, there is a separate utility space too.

With ample parking to the front, plus a lawned rear garden with office space this home will suit a range of buyers.



Location

Positioned in a highly sought-after location just a short walk to the seafront and the town centre with all its amenities.

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.

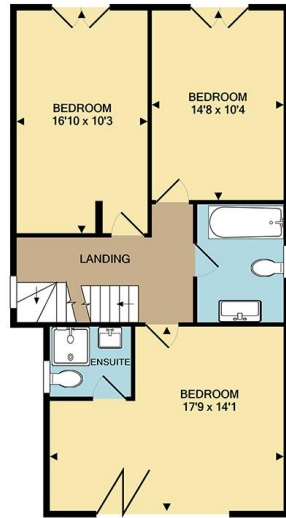
Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs.

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.

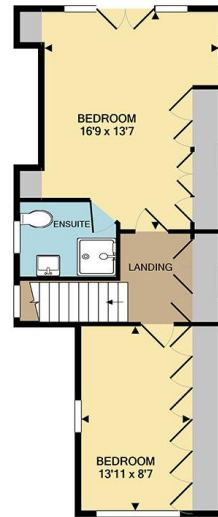




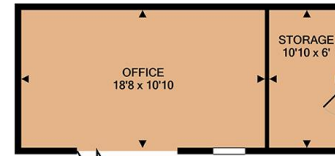
GROUND FLOOR
APPROX. FLOOR
AREA 1027 SQ.FT.
(95.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2542 SQ.FT. (236.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only. www.uploom.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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	



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