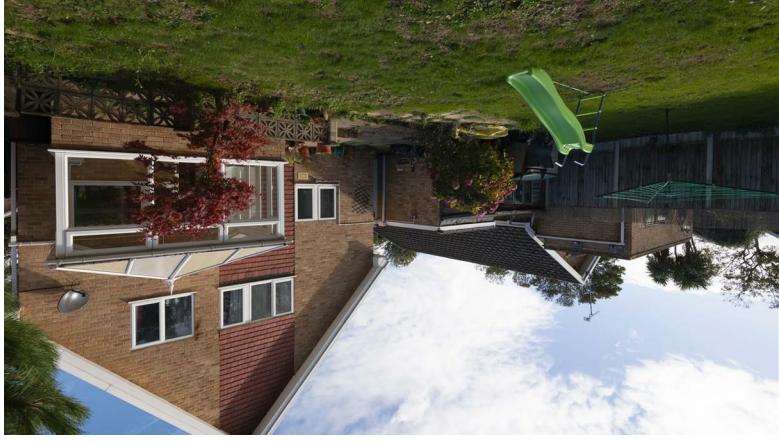


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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)



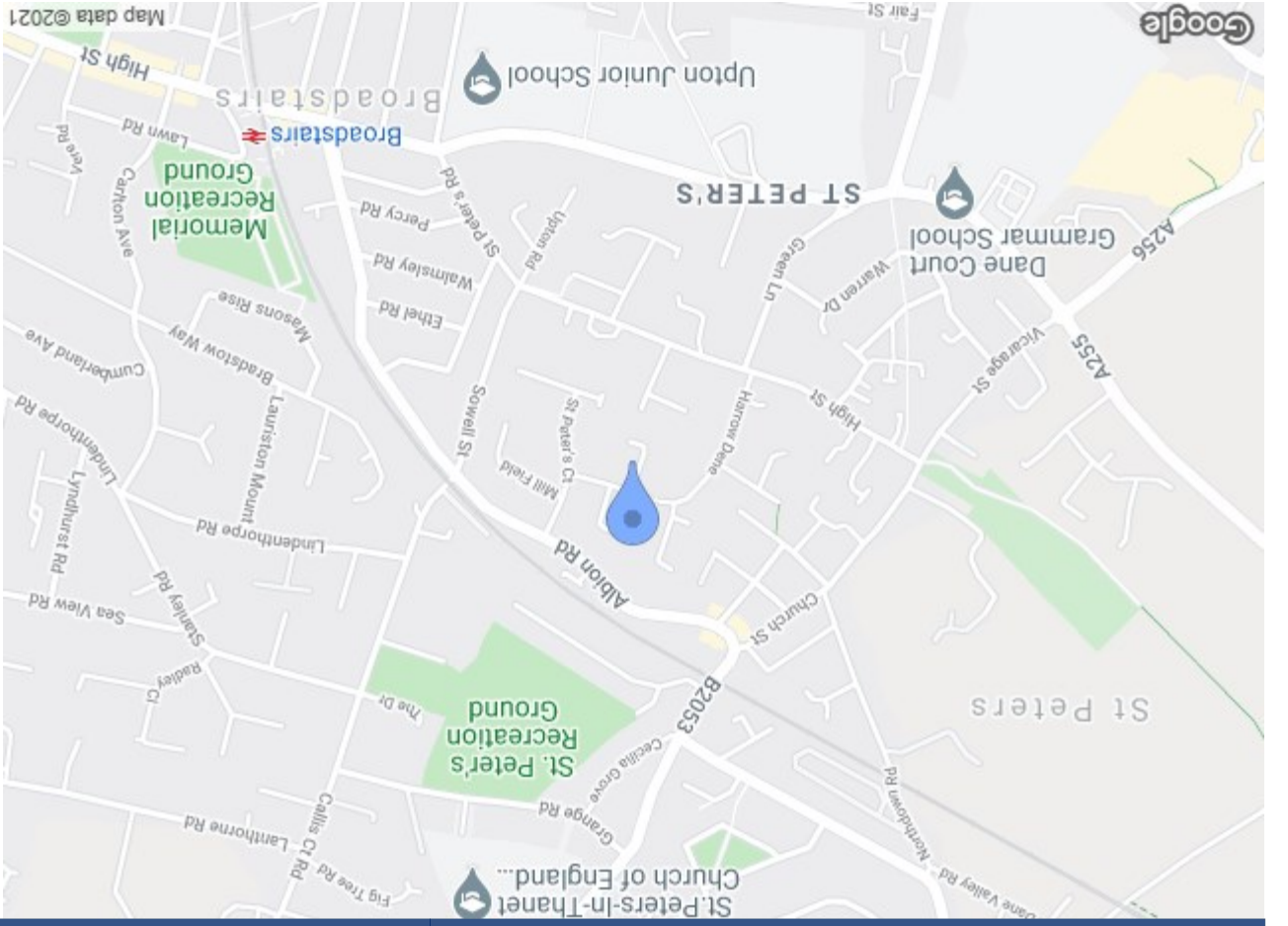
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A (81-91)
Energy efficient - lower running costs	B (61-80)
Standard	C (51-60)
Energy inefficient - higher running costs	D (41-50)
Very energy inefficient - higher CO2 emissions	F (21-30)
Very very energy inefficient - highest CO2 emissions	G (1-20)

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	85
Energy efficient - lower running costs	54

**miles & barr**  
YOUR PROPERTY AGENT

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**5 RUGBY CLOSE BROADSTAIRS**



**5 RUGBY CLOSE BROADSTAIRS** **£400,000**

- Detached Family Home
- Sought after Cul-De-Sac Location
- 24ft Lounge/Diner
- Kitchen/Breakfast Room with Utility Room
- Downstairs WC
- Conservatory
- Three Double Bedrooms
- Family Bathroom
- Garage and Parking
- Good Size Rear Garden

## ABOUT

Miles and Barr are delighted to be offering to the market this detached family home located in the highly sought after cul-de-sac of "Rugby Close".

The ground floor comprises of a spacious entrance hall with parque flooring, kitchen/breakfast room, a large lounge/diner measuring over 24ft in length, a utility room, conservatory and downstairs wc.

To the first floor there are three bedrooms and a good size family bathroom, externally the property sits on a good size plot with a driveway to the front with off street parking for several cars and a garage. There is side access to the rear garden, which is mainly laid to lawn with a patio area ideal for al fresco dining.

Broadstairs is synonymous with Charles Dickens and his life and works are celebrated every year with Folk Week and The Dickens Festival.

There is an eclectic mix of restaurants, cafes, pubs and ice cream parlours to choose from. Broadstairs High Street has all you could need and the HIGH SPEED fast trains to London are within a 0.5 mile radius.

BOOK YOUR VIEWING TODAY! CALL MILES AND BARR ON 01843 888 444!

## 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.

## DESCRIPTION

Entrance

WC

Kitchen/Diner 11'88 x 11'59 (3.35m x 3.35m)

Lounge 24'91 x 14'17 (7.32m x 4.27m)

Utility Room 6'53 x 4'76 (1.83m x 1.22m)

Conservatory 10'50 x 8'59 (3.05m x 2.44m)

First Floor

Bedroom 10'81 x 10'66 (3.05m x 3.05m)

Bedroom 14'02 x 10'87 (4.32m x 3.05m)

Bedroom 14'38 x 12'6 (4.27m x 3.81m)

En Suite 4'89 x 4'14 (1.22m x 1.22m)

Bathroom 9'11 x 6'87 (3.02m x 1.83m)

External

Rear Garden

