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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A
Energy efficient - higher running costs	B
Decent	C
Energy inefficient - higher running costs	D
Very energy inefficient - higher running costs	E
Very poor energy efficiency - very high running costs	F
Very poor energy efficiency - very high running costs	G
Current	84
Target	54

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Current	61
Target	86

**miles & barr**  
YOUR PROPERTY AGENT

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**33 BEECH DRIVE BROADSTAIRS**



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**£294,000**



- Two/Three Bedroom Extended Home Home
- Off Road Parking
- Ideal Location For Schools
- No Forward Chain!

## 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.

## ABOUT

Extended and lovingly refurbished is the best way to describe this beautiful home.

Upon entering this home via the entrance porch to hallway, you have on the right a study/third bedroom and to the left a large living space, incorporating: lounge area to the front with dining room section complete with bifold doors to the garden, adjacent to this is the extended kitchen space with integrated appliances, there is also a utility room and separate WC too all on the ground floor.

Upon the first floor are two double bedrooms and shower room, traditionally this style of home is usually a three bedroom, however the owners have adapted the sleeping accommodation to suit their needs, they have removed a partition wall to create a large master bedroom.

Overall this home would suit a range of purchasers and we would strongly urge you to view the virtual tour and then to arrange a personal viewing for this lovely home.

For more information and to arrange your viewing, contact Miles and Barr 7 days a week on 01843 888444.

## DESCRIPTION

Entrance

Porch

Hallway

Lounge Space 13'7 x 12'4 (4.14m x 3.76m)

Dining Space 15'5 x 9'9 (4.70m x 2.97m)

Kitchen 18'3 x 8'9 (5.56m x 2.67m)

Utility Room 6'7 x 5'4 (2.01m x 1.63m )

Downstairs WC

Study/Bedroom Three 8'9 x 6'7 ( 2.67m x 2.01m )

First Floor Hallway

Bedroom One 15'4 x 13'0 (4.67m x 3.96m )

Bedroom Two 9'2 x 9'1 ( 2.79m x 2.77m)

Shower Room 6'1 x 6'1 (1.85m x 1.85m)

External

Rear Garden

Front Garden

Off Road Parking

