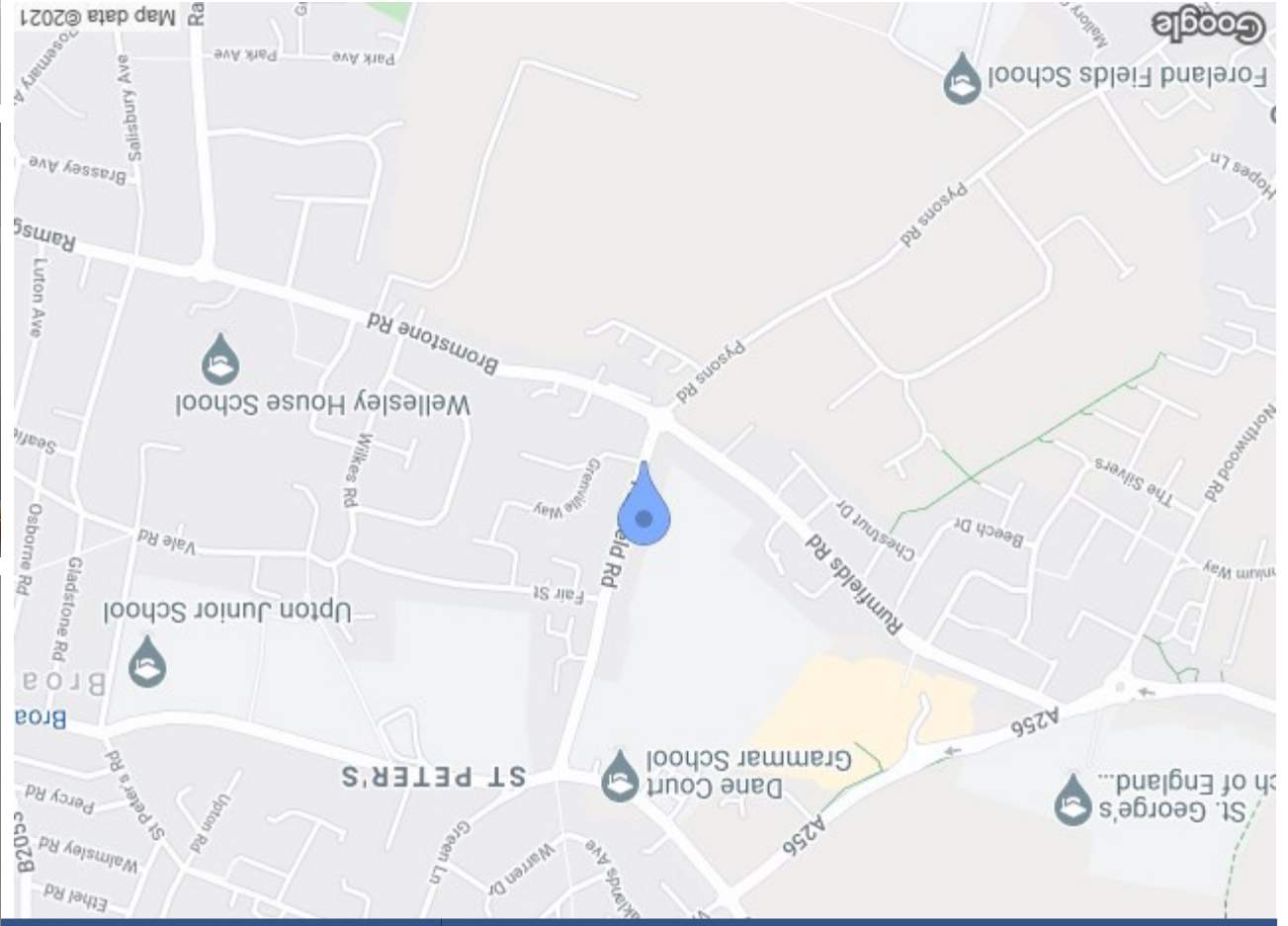
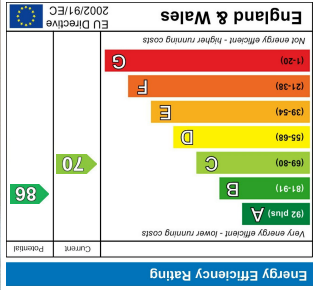




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**47 FAIRFIELD ROAD**  
**BROADSTAIRS**



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**BROADSTAIRS**

**£400,000**

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 specific 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

- Detached Bungalow
- Three Bedrooms
- Contemporary Kitchen
- Extensive Garden
- Off Street Parking
- Garage

## ABOUT

### THREE BEDROOM DETACHED BUNGALOW WITH GENEROUS GARDEN!!

Miles and Barr are delighted to bring to market this three bedroom detached bungalow. Located on the always popular Fairfield Road, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links.

Internally the property comprises a porch leading through to the kitchen with utility room, an open plan lounge diner and three bedrooms which are serviced by a contemporary bathroom. Further benefits to the property include a spacious conservatory from the living area and an integral garage accessible via the property.

Externally the property has off street parking for two cars and an extensive wrap around garden offering multiple sunny aspects. Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

## 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

Porch

Kitchen 11'03 x 9'04 (3.43m x 2.84m)

Lounge Diner 11'06 x 19'10 (3.51m x 6.05m)

Conservatory 18'05 x 10'01 (5.61m x 3.07m)

Bedroom One 12'10 x 11'00 (3.91m x 3.35m)

Bedroom Two 10'08 x 10'00 (3.25m x 3.05m)

Bedroom Three 9'03 x 7'04 (2.82m x 2.24m)

Bathroom

Garage

