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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (61-80)
Standard	C (51-60)
Energy inefficient - higher running costs	D (41-50)
	E (31-40)
	F (21-30)
	G (1-20)
	H (1-10)
	I (1-5)
	J (1-1)
	K (1-1)



TOTAL APPROX. FLOOR AREA 126.9 SQ.M (1365 SQ.FT.)
Made with floorplan 82020



164 BOTANY ROAD
 BROADSTAIRS



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£495,000

- Highly Desirable Area
- Possibly Closest Bungalow to Beach in Broadstairs
- Three Bedrooms
- Lounge in Excess of 18ft
- Kitchen and separate Dining Room
- Large well Kept Garden
- Garage and Off Street Parking
- Sea Views from front Aspect

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.

ABOUT

DETACHED BUNGALOW A STONES THROW FROM BOTANY BAY

Miles & Barr are delighted to bring to the market this well-appointed detached bungalow in the ever-popular Kingsgate area. As you walk towards to beach this is the last bungalow on the right hand side. making this the closest bungalow to the beach. Accommodation comprises of a bright entrance hall with three bedrooms to the front of the bungalow. To the left of the bungalow there is a shower room. Towards the rear of the bungalow there is a lounge measuring over 18ft in length, a kitchen, separate dining area and conservatory.

Externally there is also off-street parking and garage to the front of the property whilst to the rear there is a well-manicured rear garden mainly laid to lawn with mature shrubs/trees and secluded patio area.

The property offers so much potential as a weekend retreat or subject to relevant planning a large family home. Viewings are an absolute must and are available Miles & Barr today on 01843 888444.

DESCRIPTION

Entrance

Porch

Hallway

Bedroom 12'04 x 9'44 (3.76m x 2.74m)

Bedroom 9'45 x 6'96 (2.74m x 1.83m)

Lounge 18'53 x 14'32 (5.49m x 4.27m)

Bedroom 15'56 x 12'07 (4.57m x 3.84m)

Shower Room 8'73 x 6'22 (2.44m x 1.83m)

Kitchen 14'86 x 6'22 (4.27m x 1.83m)

Dining Room 14'26 x 7'39 (4.27m x 2.13m)

Conservatory 14'64 x 9'54 (4.27m x 2.74m)

External

Rear Garden

Garage

