



18 HARMSWORTH GARDENS
BROADSTAIRS

£549,995

- Detached Bungalow
- Three Bedrooms
- Beautifully Presented
- Generous Garden
- Off Street Parking
- Garage

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

BEAUTIFULLY PRESENTED DETACHED BUNGALOW...

Beautiful three bedroom detached bungalow located in the ever popular Harmsworth Gardens, this property is ideal for clients who are looking for a quiet residential location, whilst remaining close to local schools, amenities and transport links including direct train lines to London.

Internally the property comprises an entrance hall leading to a generous lounge diner with separate kitchen complete with marble work surfaces. The ground floor also boasts two very well proportioned bedrooms, serviced by and en suite to the master and separate family bathroom. Further benefits to the ground floor include an extra reception room to the rear with access to a conservatory. Upstairs you will find the third bedroom with eves storage. Externally the property property has off street parking for three cars, a garage and generous part paved part lawn rear garden.

DESCRIPTION

Entrance Hall

Lounge Diner 23'05 x 13'00 narrowing to 9'04

Kitchen 12'02 x 12'06

Master Bedroom 11'05 x 10'04

En Suite

Bedroom Two 14'0"x 10'7"

Bathroom 8'08 x 6'07

Snug/Bedroom Four 10'04 x 10'05

Conservatory 9'09 x 10'05

First Floor

Bedroom 13'05 x 10'05

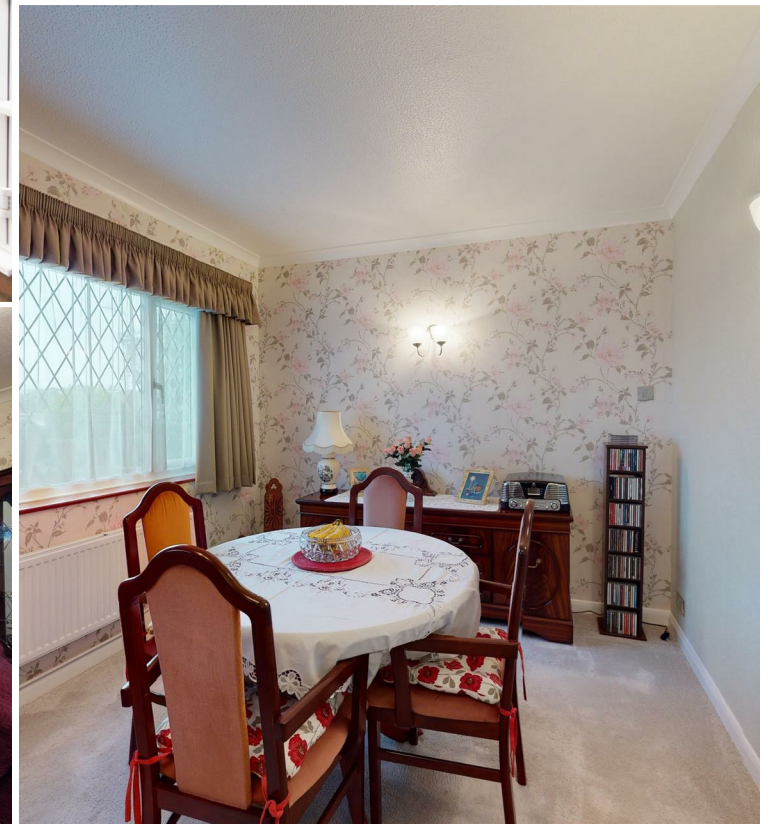
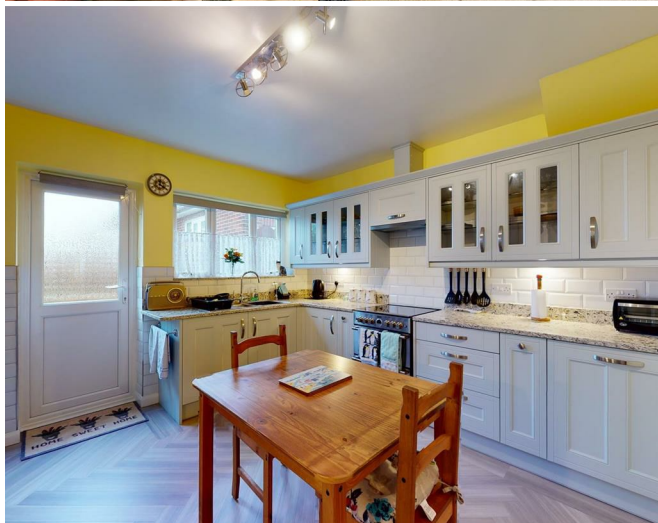
Loft Space (with potential STPP)

External

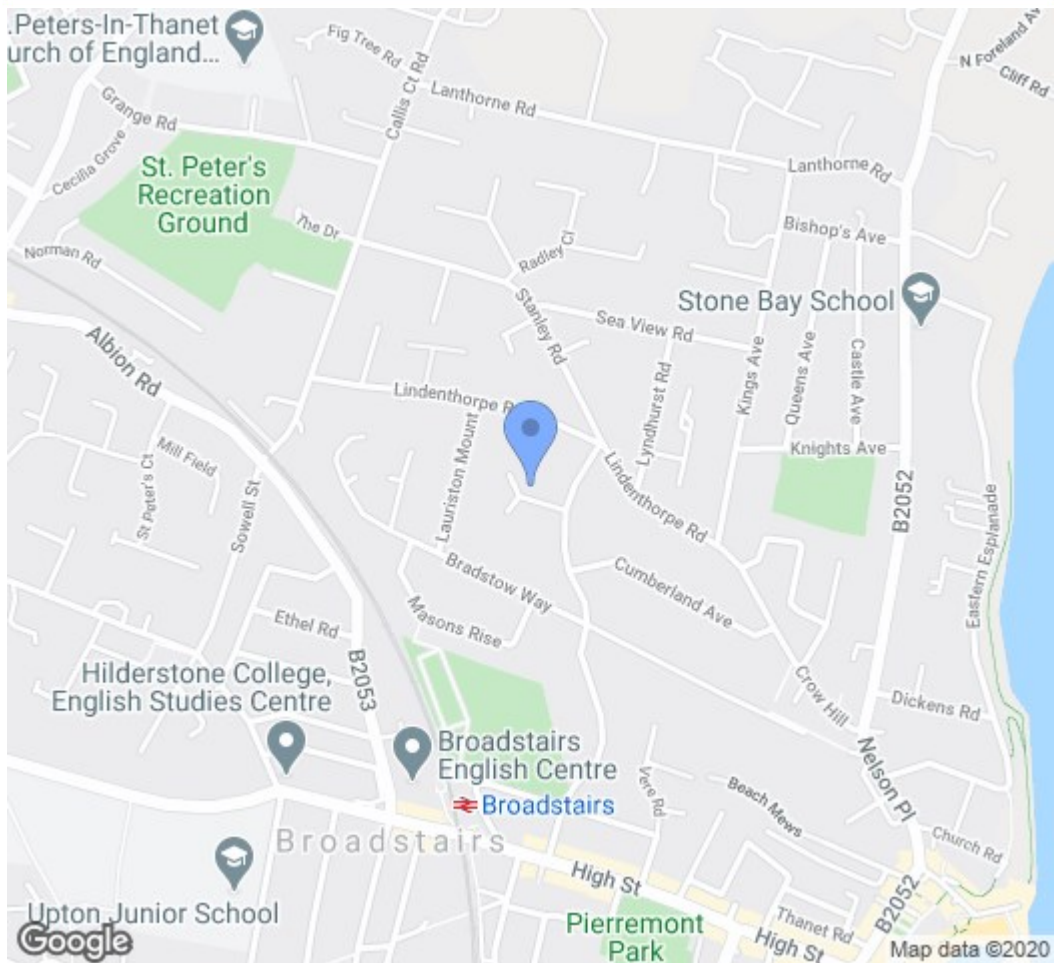
Front Garden/Driveway

Garage

Rear Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	

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