



Stone Bay Court, Eastern Esplanade, Broadstairs





6 Stone Bay Court
Eastern Esplanade
Broadstairs
Kent
CT10 1ST



Description

Ground Floor

- Entrance Hall
- Bedroom
13'00 x 12'03
(3.96m x 3.73m)
- Bathroom
10'03 x 5'11
(3.12m x 1.80m)

External

- Car Port
- Rear Courtyard

First Floor

- Master Bedroom
11'02 x 9'09
(3.40m x 2.97m)
- En Suite
5'04 x 5'09
(1.63m x 1.75m)
- Lounge Diner
16'02 x 10'05
(4.93m x 3.18m)
- Kitchen
15'02 x 8'11
(4.62m x 2.72m)
- Balcony

Property

Two bedroom detached home being sold chain free. Located on Stone Bay Court, Eastern Esplanade, this property is ideal for buyers who are looking for a detached freehold property which is just seconds from the beach with easy access to amenities and transport links including direct train lines to London.

Internally the ground floor comprises an entrance hall with a spacious double bedroom with a contemporary fitted bathroom. Upstairs the property benefits from an open-plan lounge/diner and kitchen with access to a sea facing balcony with stunning views. The master bedroom features fitted wardrobes and an en-suite. Further benefits to the property include a car port to the front, a courtyard garden to the rear and stunning floor to ceiling glass wall by the staircase which lets in copious amounts of light throughout the day.

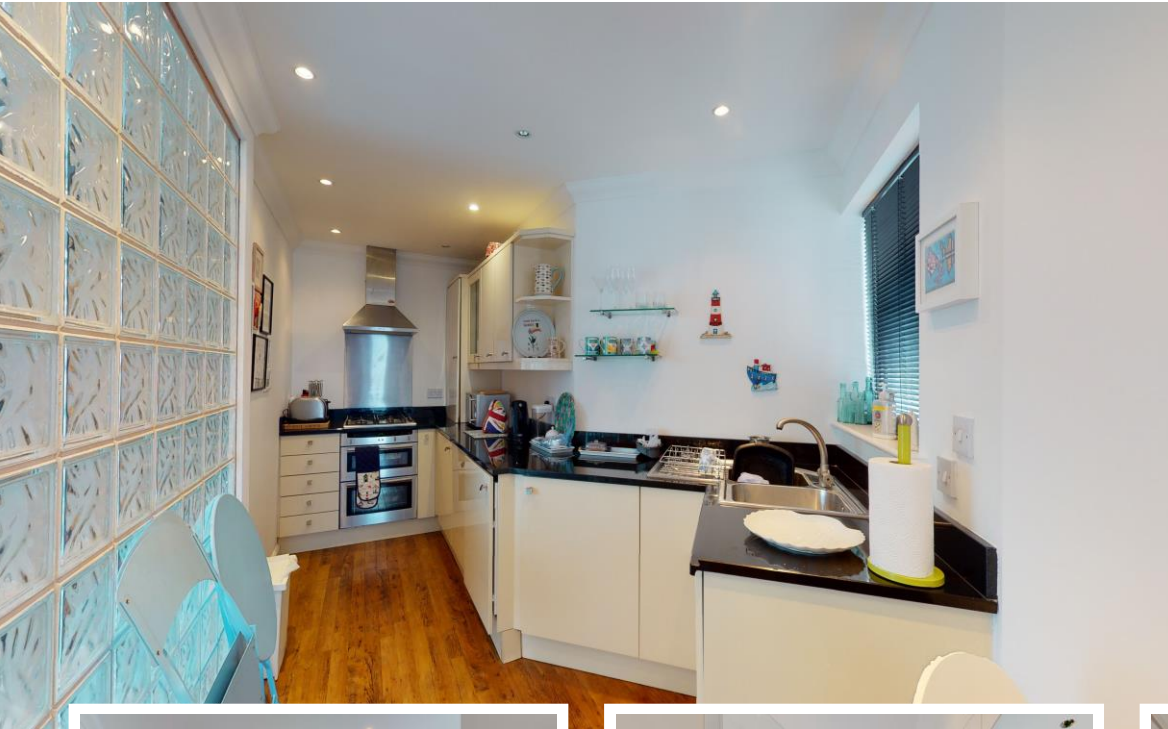
In our opinion this unique and well thought out home is ideal for a wide range of buyers including people looking for a weekend retreat, investment or permanent residence.

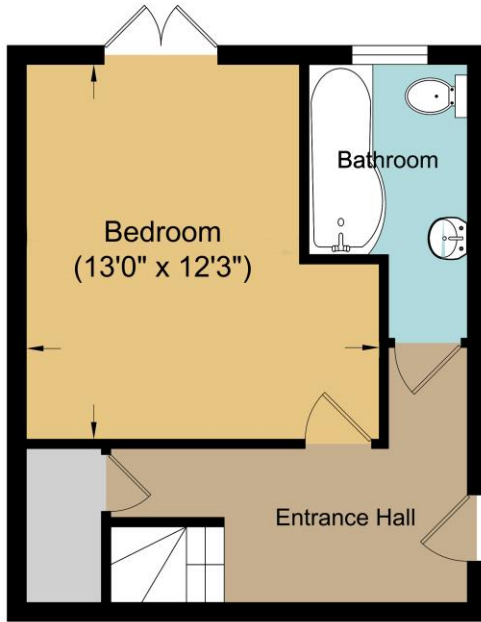


Location

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.

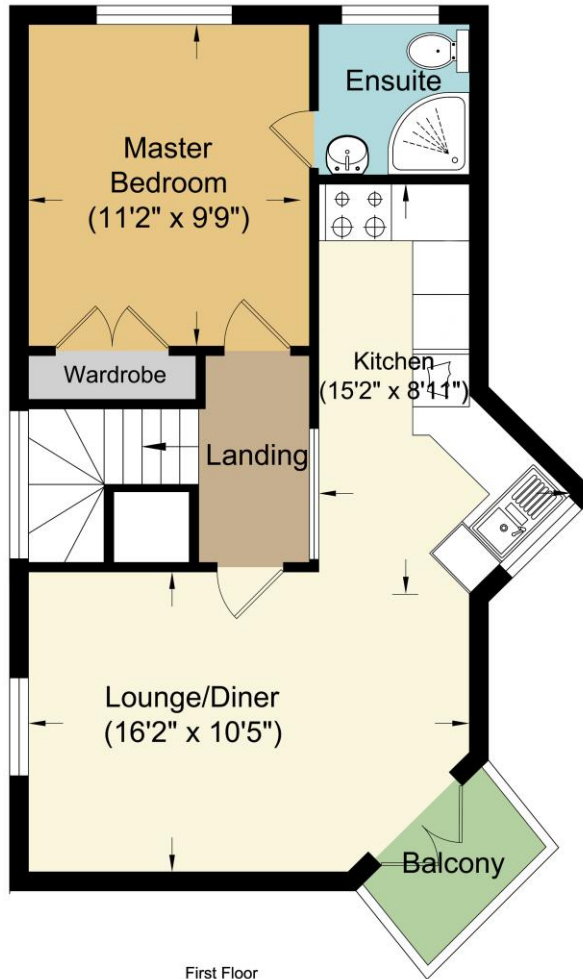




Ground Floor
Approximate Floor Area
287.00 sq. ft.
(26.70 sq. m)



TOTAL APPROX FLOOR AREA 739.0 SQ. FT. (AREA 68.70 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.



First Floor
Approximate Floor Area
452.00 sq. ft.
(42.00 sq. m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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