

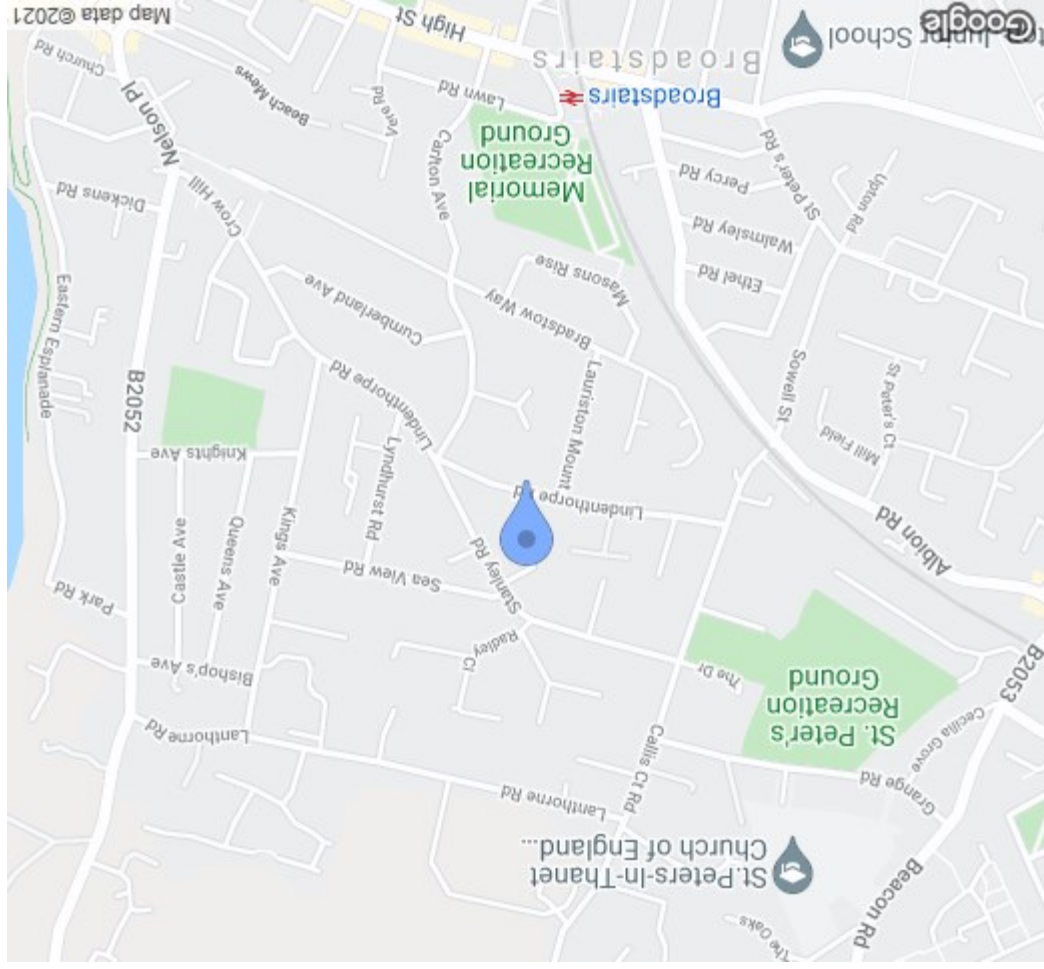
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miles & barr
YOUR PROPERTY AGENT

45 High Street, Broadstairs, Kent, CT10 1WP
t. 01843 888 444 e. broadstairs@milesandbarr.co.uk

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EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	62
Passive	51



38 LINDENTHORPE ROAD, BROADSTAIRS



**38 LINDENTHORPE ROAD
BROADSTAIRS**

£320,000

- Share Of Freehold
- Split Level Maisonette
- Three Bedrooms
- Off Street Parking
- Private Section Of Garden
- Powered Cabin

ABOUT

SHARE OF FREEHOLD MAISONETTE WITH PARKING AND GARDEN!!

Miles and Barr are delighted to bring to market this three bedroom split level apartment. Located in Lindenthorpe Road, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links, including direct train lines to London. Internally the property comprises a private entrance leading to a split level landing with access to a kitchen, spacious lounge, contemporary fitted bathroom and three well proportioned bedrooms. Further benefits to the property include a utility cupboard, off street parking for one car, and a generous private section of the rear garden which is home to a powered and sound proofed cabin.

In our opinion this property is ideal for a range of buyers including holiday home and buy to let purchasers.

To avoid disappointment, please call Miles and Barr on 01843 888444 for 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 82 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

Private Entrance

Kitchen 8'02 x 7'00 (2.49m x 2.13m)

Lounge 13'00 x 11'07 (3.96m x 3.53m)

Bedroom One 12'03 x 10'09 (3.73m x 3.28m)

Bedroom Two 10'00 x 7'04 (3.05m x 2.24m)

Bedroom Three 7'01 x 6'03 (2.16m x 1.91m)

Bathroom 7'01 x 5'08 (2.16m x 1.73m)

Rear Garden

Cabin

