



Brassey Avenue, Broadstairs



19 Brassey Avenue
Broadstairs
Kent
CT10 2DS



Description

Ground Floor

- Porch
- Entrance Hall
- Living Room
14'6 x 14'5
(4.42m x 4.39m)
- Kitchen
10'10 x 10'4
(3.30m x 3.15m)
- Utility Room
- Larder
- Cloakroom
- Dining Room
13'9 x 12'2
(4.19m x 3.71m)
- Conservatory
19'0 x 11'11
(5.79m x 3.63m)

- Bedroom
13'9 x 10'0
(4.19m x 3.05m
plus built-in
wardrobes)
- Bedroom
10'10 x 10'2
(3.30m x 3.10m)
- Bedroom
10'0 x 8'3
(3.05m x 2.51m)
- Bedroom
13'8 x 7'8
(4.17m x 2.34m)
- En-suite Shower
Room
- Bath and Shower
Room
- Separate W.C.

External

- Front/Driveway
- Integral Garage
14'4 x 8'0
(4.37m x 2.44m)
- Rear Garden

First Floor

- Landing
- Bedroom
14'5 x 13'1
(4.39m x 3.99m)

Property

Situated along the popular 'Brassey Avenue' a short walk from central Broadstairs is this incredibly spacious five bedroom semi-detached family home. The property is offered to the market with NO onward chain. Set back from the road the ground floor comprises a porch area, a lounge to the front of the property and a separate dining room with a door leading to the dual aspect conservatory with lovely views down the sunny aspect garden. To the right here is a quirky white with green trim kitchen adding character to the property, a cloakroom and utility room with access to the garage.

To the first floor there is a split landing, to the left there are three double bedrooms and a single bedroom, some with fitted wardrobes and three benefiting from external shutters. To the right there is a single bedroom with en-suite shower facilities plus a bathroom and separate W.C.

Externally to the front there is off street parking for 2 cars with side access to the good sized rear garden mainly laid to lawn with a variety of trees, there is certainly the potential to extend here with relevant planning permissions.



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.

Ramsgate 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.





GROUND FLOOR
APPROX. FLOOR
AREA 1044 SQ.FT.
(97.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 829 SQ.FT.
(77.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1873 SQ.FT. (174.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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