

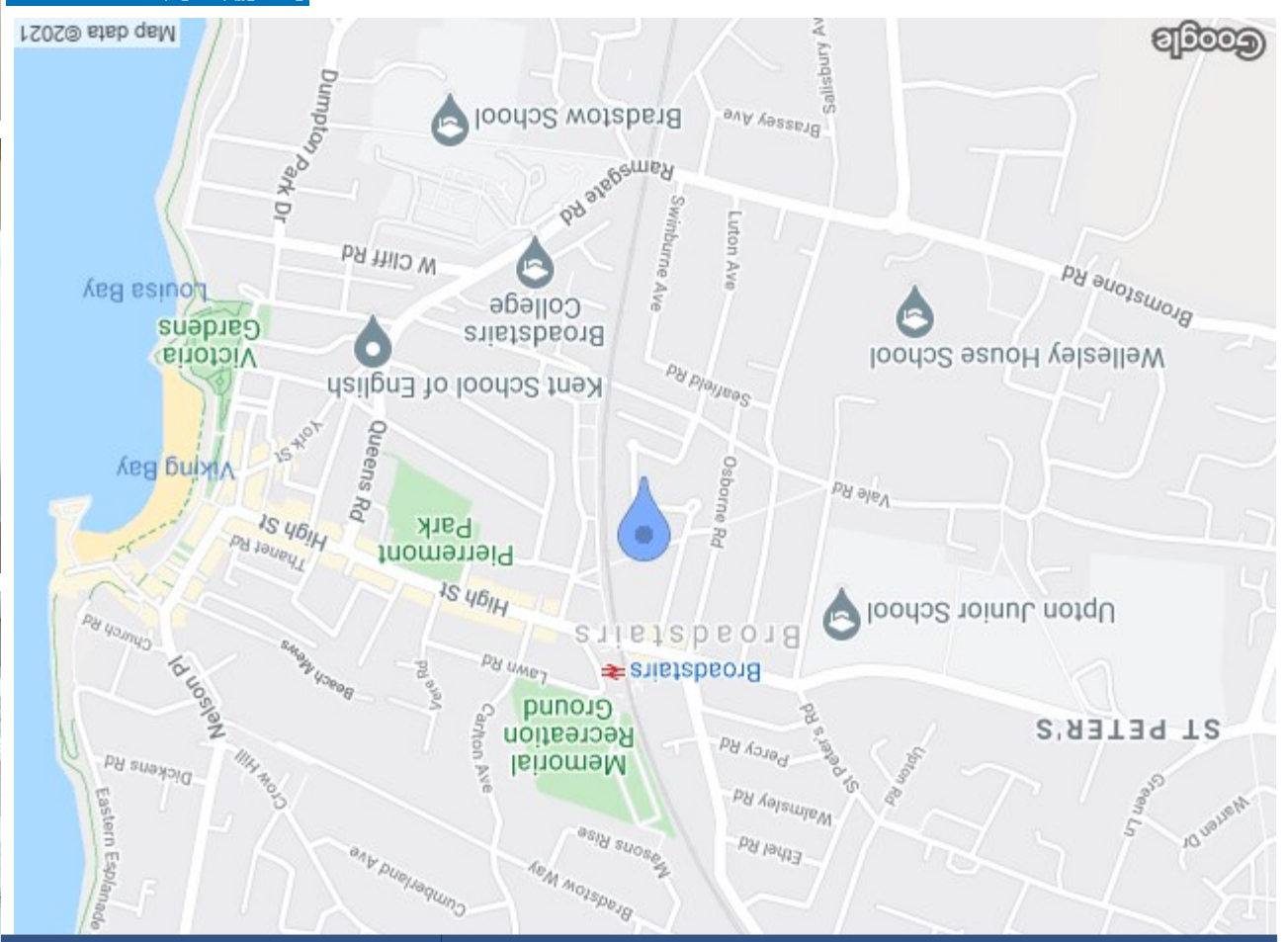
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



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 01843 888 444 e. broadstairs@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Good	C (69-80)
Decent	D (55-65)
Needs to be improved	E (45-54)
Needs significant improvement	F (21-30)
Very poor energy efficiency - higher running costs	G (1-20)



21 ST. MILDREDS AVENUE BROADSTAIRS



21 ST. MILDREDS AVENUE BROADSTAIRS **£360,000**

- Stunning Three Bedroom Semi Detached Home
- Sought After Location
- Off Road Parking
- Immaculate Inside
- Close To Train Station
- No Forward Chain!

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, Joss Bay and Dumpton Gap has a delightful all season dog friendly beach, with a great cafe nearby. 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

SUPER CONTEMPORARY THREE BEDROOM EXTENDED, SEMI-DETACHED HOUSE SITUATED IN THE HEART OF BROADSTAIRS JUST WITH THE HIGH STREET, SEAFRONT AND ST MILDREDS INFANT SCHOOL ONLY A FEW SECONDS WALK AWAY!!!

Once through the front door you'll appreciate the attention to detail and effort that has gone in to make this house a beautiful family home. From the front door to the rear extended family kitchen which offers open planned living with a great outlook over the rear garden.

To the front of the property is the bright lounge with the extended kitchen/diner to the rear of the property spanning the width of the house.

Venture to the first floor and the accommodation boasts three great sized bedrooms and an ultra modern family bathroom with a tiled bath area. Externally the property boasts off road parking to the front of the property with a lawned and decked rear garden which would appeal to someone with a young family.

CALL MILES AND BARR TODAY ON 01843 888444 TO ARRANGE VIEWINGS NOW!!!

DESCRIPTION

Ground Floor

Lounge 12'6" x 11'00" (3.81m x 3.35m)

Kitchen 17'3" x 16'7" (5.26m x 5.05m)

First Floor

Bedroom One 10'10" x 10'00" (3.30m x 3.05m)

Bedroom Two 12'00" x 10'11" (3.66m x 3.33m)

Bedroom Three 7'8" x 5'5" (2.34m x 1.65m)

Bathroom 6'10" x 5'9" (2.08m x 1.75m)

Exterior

Garden approx 45' (approx 13.72m)

Off Street Parking

