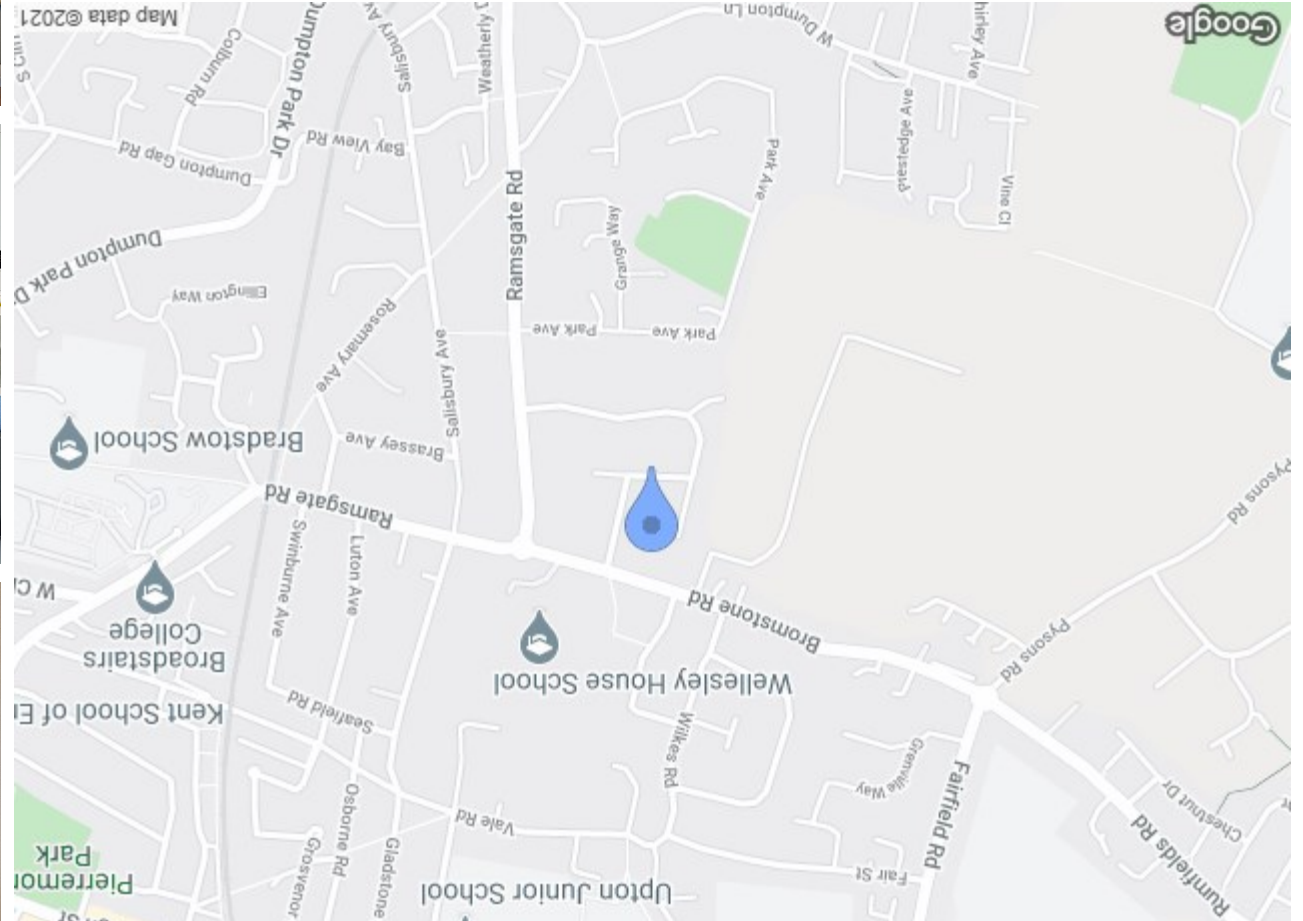


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Average	E (45-55)
Below average	F (21-45)
Very poor energy efficiency - higher running costs	G (1-20)
Current	67
Possible	84



**29 THE RIDGEWAY
BROADSTAIRS**

miles & barr
YOUR PROPERTY AGENT

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

The Property Ombudsman
PROTECTED
PROTECTED
PROTECTED



**29 THE RIDGEWAY
BROADSTAIRS**

£350,000

- Chain Free
- Detached Bungalow
- Two Bedrooms
- Close To Local Amenities
- Quiet Location
- Spacious Lounge
- Off Street Parking
- Sunny Aspect Rear Garden
- 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

TWO BEDROOM DETACHED BUNGALOW BEING SOLD CHAIN FREE!!!!

Miles and Barr are delighted to bring to market this two bedroom detached bungalow being sold chain free. Located on The Ridgeway, this property is ideal for buyers who are looking to be close to local amenities and transport links whilst remaining in a quiet, residential location.

Internally the property comprises an entrance hall leading to a spacious lounge, conservatory, kitchen and two well proportioned bedrooms serviced by a family bathroom.

Externally the property benefits from off street parking, a garage and sunny aspect rear garden.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

DESCRIPTION

Entrance

Entrance Hall

Lounge 15'1 x 12'8 (4.60m x 3.86m)

Conservatory 11'11 x 9'8 (3.63m x 2.95m)

Kitchen 12'1 x 11 (3.68m x 3.35m)

Bedroom One 15'5 x 11'11 (4.70m x 3.63m)

Bedroom Two 11'9 x 8'8 (3.58m x 2.64m)

Bathroom

External

Rear Garden

Off Street Parking

Garage

