



Terence Painter

ESTATE AGENTS

- 1920's Detached Bungalow
- Three Double Bedrooms
- No Forward Chain
- Extended Accommodation
- Lounge with Fireplace
- 26'3" Kitchen/Diner with Bi-Folding Doors
- Landscaped Rear Garden
- Well Appointed Bathroom With Bath & Shower
- Close Proximity to Shops, Schools, Park & Transport Links
- Cloakroom/W.C/Utility Room



**1 Cecilia Grove, Broadstairs, Kent. CT103DE.**

**Freehold £450,000**

DETACHED PERIOD HOME OFFERING EXTENDED & FLEXIBLE ACCOMMODATION  
LOCATED IN A HIGHLY DESIRABLE LOCATION!

Offered to the market with no forward chain is this attractive detached 1920's Bungalow which has been much loved by the current owner who has undertaken many improvements and presents it in beautiful condition. This home is ideally located within close proximity to local schools, parks, shops, transport links and Cafes. The picturesque sandy beach at Joss Bay is located within a mile of the property.

The extended accommodation of this home offers generous size and flexible living including a welcoming entrance porch, entrance hall, lounge with an ornate cast iron fireplace and shutter blinds, three double bedrooms, well-appointed bathroom with bath and shower, cloakroom/W.C/utility room and an impressive 26'3" open plan kitchen/diner with bi-folding doors to the garden and a door leading off to a storage room with a window to the side of the property, which the current vendor has used as a home office.

Externally this home continues to impress with a secluded landscaped rear garden which features a large Indian sandstone patio and three timber sheds.

Call Terence Painter Estate Agents Now on 01843 866 866 to arrange your viewing.

## Location

## Ground floor

### Entrance

Via a panelled glazed wooden front door leading into the entrance porch.

### Entrance Porch

There is tiled floor and a panelled leaded light coloured glazed and wooden front door leading into the hallway.

### Hall

6.15m x 1.10m (20' 2" x 3' 7") There are wooden floor boards, access hatch to the loft space and doors leading off to the lounge, cloakroom/w.c/utility room, bedrooms and bathroom. There is an open doorway to the kitchen/diner.

### Lounge

4.01m x 3.34m (13' 2" x 10' 11") There is a bay window to the front of the property with fitted shutter blinds, media points, built in wooden display unit, carpet flooring, radiator and ornate cast iron fireplace with tiled detail and stone hearth.

### Bedroom One

3.96m x 3.34m (13' 0" x 10' 11") There is a bay window to the front of the property with fitted shutter blinds, radiator, television point and carpet flooring

### Bedroom Two

3.43m x 3.05m (11' 3" x 10' 0") There is a double glazed window to the side of the property, radiator, feature cast iron fireplace, television point, fitted cupboard housing the combination boiler and carpet flooring.

### Bedroom Three

3.33m x 3.10m (10' 11" x 10' 2") There is a double glazed window to the side of the property, radiator and carpet flooring.

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## Shower Room

2.62m x 1.85m (8' 7" x 6' 1") There is a double glazed window to the side of the property, panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap and fitted mirror over, fully tiled shower cubicle with chrome fixtures, chrome ladder style towel radiator, part tiled walls and tiled flooring.

## Cloakroom/W.C./Utility Room

1.79m x 1.79m (5' 10" x 5' 10") There is a low level w.c, wash hand basin with chrome mixer tap inset to a vanity unit, chrome ladder style towel radiator, extractor, down lights, tiled walls and space and plumbing for a washing machine and tumble dryer.

## Kitchen/Diner

8.00m x 2.68m (26' 3" x 8' 10") There are two double glazed windows to the rear of the property and bi-folding doors which provide access to the garden. This well-defined room features a fitted kitchen to one side of the room which comprises a range of wall, base and drawer units with space and plumbing for a dual fuel range cooker with an extractor hood over, fridge/freezer and a dishwasher. There is a stainless steel sink unit with mixer tap, breakfast bar and localised wall tiling. The dining area features a radiator and a door to a walk-in storage room. There is tiled flooring throughout this room.

## Storage Room

2.04m x 1.5m (6' 8" x 4' 11") The the vendor currently utilises this as a home office. There is a double glazed window to the side of the property and tiled flooring.

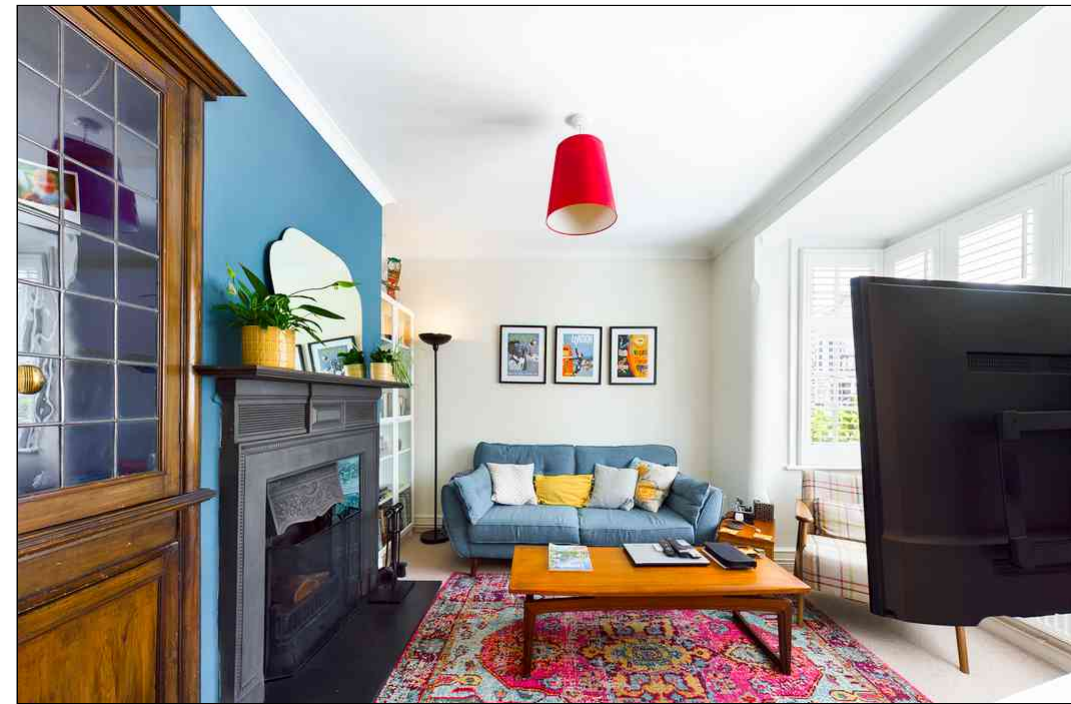
## Exterior

### Front Garden

A walled front garden with a pathway leading to the front door. There is side access to one side of the property and a shed to the other side.

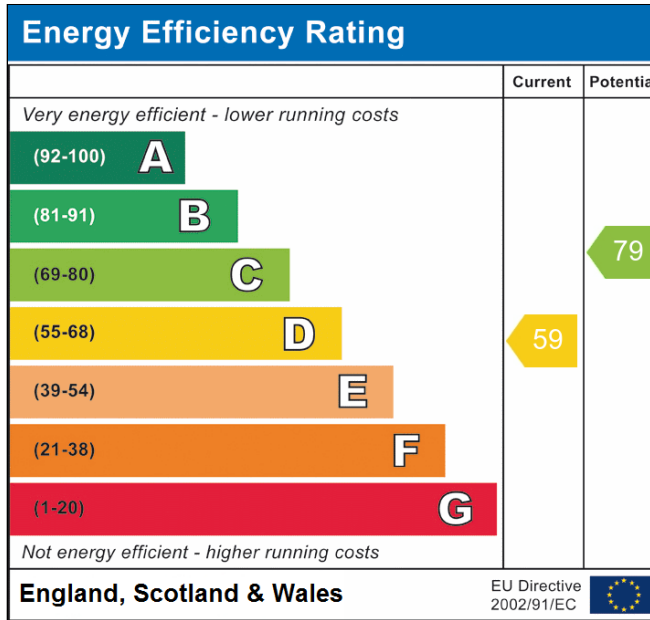
### Rear Garden

11.70m x 6m (38' 5" x 19' 8") A pretty and secluded rear garden which features an Indian sandstone patio area, lawned garden and a wide range of mature hedges and planting. There are three timber sheds, log store, side access to one side of the property, outside tap and lighting.



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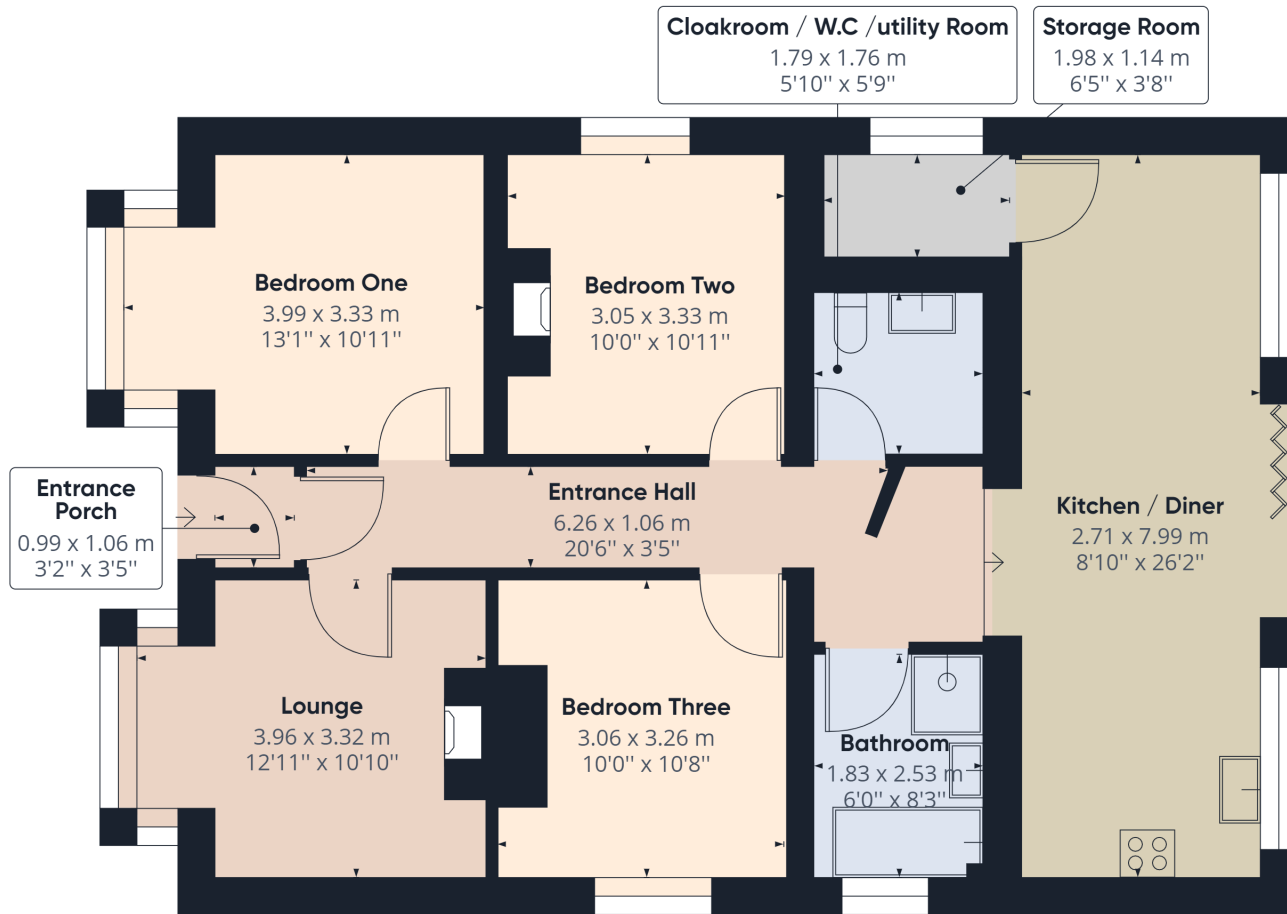


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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Approximate total area<sup>(1)</sup>  
928.49 ft<sup>2</sup>  
86.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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