

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Three Bedrooms
- Extended Accommodation
- No Forward Chain
- 26' Living Room
- Well Defined Kitchen/Diner
- Garage & Large Driveway
- 62' Rear Garden
- Peaceful Cul-de-sac Location
- Prestigious Kingsgate Location



16 Capel Close, Broadstairs, Kent. CT103LR.

Freehold £495,000

PUT YOUR STAMP ON THIS EXTENDED DETACHED BUNGALOW LOCATED WITHIN THE HEART OF PRESTIGIOUS KINGSGATE, JUST A STONE'S THROW FROM PICTURESQUE BOTANY BAY!

This is a wonderful opportunity to put your stamp on this very generous size three double bedroom detached bungalow which is being offered to the market with no forward chain. The property features a spacious and welcoming 20'3" entrance hall, 26' triple aspect living room, well defined kitchen/diner, three double bedrooms, cloakroom/w.c and a well appointed bathroom with bath and shower. The property also boasts a 62' predominantly lawned rear garden, large block paved driveway and garage with lighting and power points.

Located on a peaceful cul-de-sac just off the prestigious Fitzroy Avenue in the heart of Kingsgate, Broadstairs this beautifully presented low maintenance property is within just half a mile of local shops, restaurants and pubs. The cliff top lawns and stunning picturesque sandy beach at Botany Bay are within a few hundred metres. Broadstairs town and the mainline railway station with hi-speed service to London, St Pancras are approximately two and a half miles distant.

This truly is an opportunity not to be missed! - call 01843 866866 to book your viewing appointment.

The Bungalow

Entrance

Access into the property is via a part glazed wooden front door to the entrance hall.

Entrance Hall

6.19m x 1.26m (20' 4" x 4' 2") There is a loft hatch, parquet wooden flooring, radiator, storage cupboard and doors leading off to all rooms.

Living Room

26m x 4.88m (85' 4" x 16' 0") This fantastic size triple aspect room features a York stone fireplace with a gas fire inset, double glazed bay window to the rear over looking the garden, double glazed sliding doors to the garden and a double glazed window to the side. There are glazed French wooden doors to the kitchen/diner, media points, wall lights and carpet flooring.

Kitchen/Diner

6.29m x 3.45m (20' 8" x 11' 4") This generous size and well defined room features a double glazed window and sliding doors to the rear which gives access to the garden. There is a door to the side, range of fitted wall, base and drawer units, radiator and vinyl flooring.

Bedroom One

4.56m x 3.79m (15' 0" x 12' 5") There is a range of fitted wardrobes with a complementing dressing table, double glazed bay window to the front, radiator and carpet flooring.

Bedroom Two

3.99m x 3.31m (13' 1" x 10' 10") There is a double glazed window to the front, radiator and carpet flooring.

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Bedroom Three

3.75m x 2.46m (12' 4" x 8' 1") There is a double glazed window to the side, radiator and carpet flooring.

Bathroom

2.75m x 2.09m (9' 0" x 6' 10") There is a frosted double glazed window to the side of the property, panelled bath with chrome mixer tap with hand shower attachment, shower cubicle, low level w.c and wash hand basin which are both inset to a vanity unit. There is a chrome ladder style towel radiator, part tiled walls and tiled flooring.

Cloakroom/W.C

2.20m x 0.83m (7' 3" x 2' 9") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin inset to a vanity unit and tiled flooring.

Exterior

Rear Garden

18.90m x 14.20m (62' 0" x 46' 7") This predominantly lawned garden features a paved seating area immediately to the property, large timber shed, side access to both sides of the property and an abundance of well established hedges and shrubs.

Garage & Driveway

4.90m x 2.66m (16' 1" x 8' 9") There is an up and over door to the front, door to the rear, wall mounted combination boiler, lighting and power points. To the front of the garage is a large block paved driveway.

Council Tax Band

The council tax band is E.



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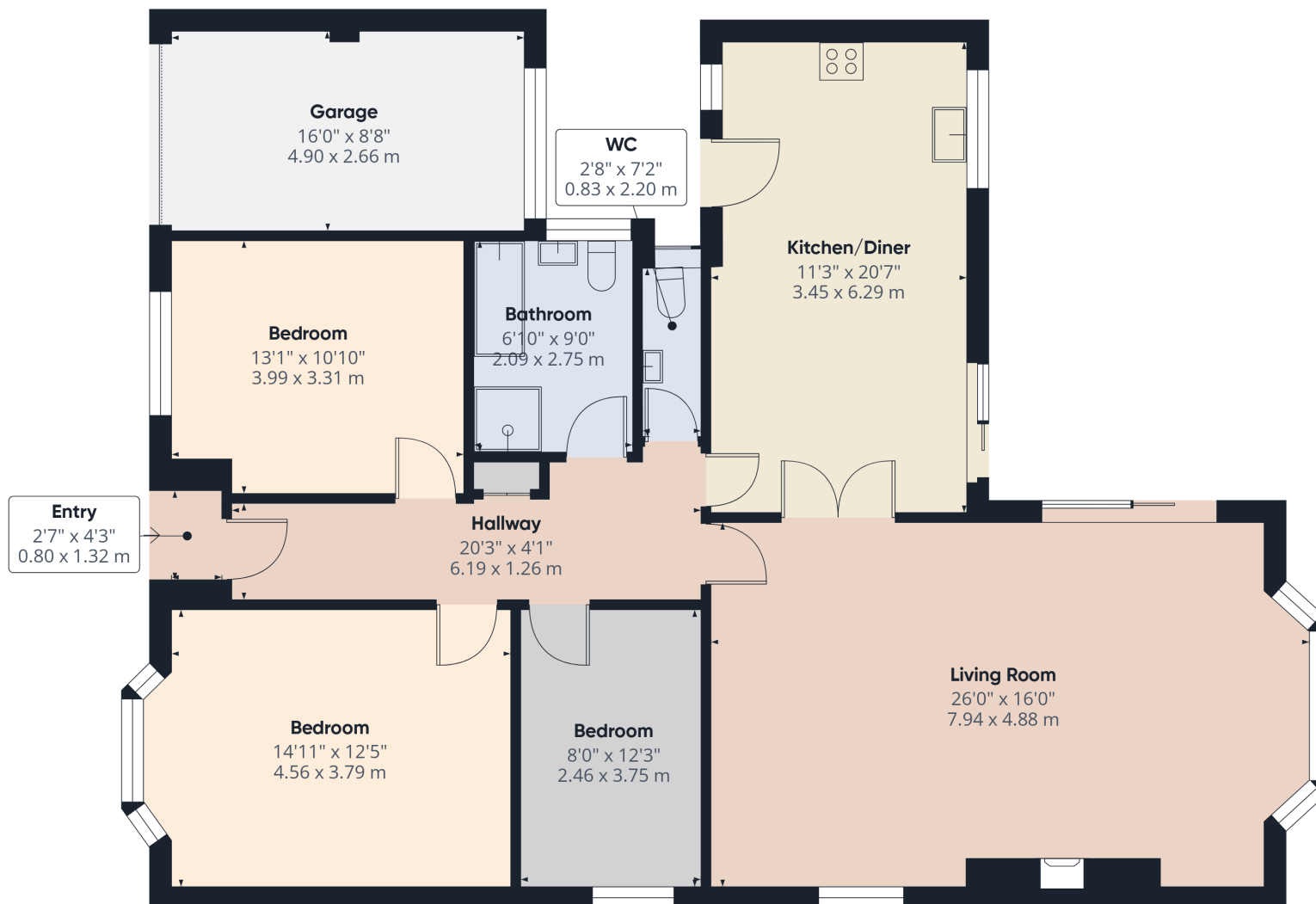


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

1421 ft²

132 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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