



Terence Painter

ESTATE AGENTS

- Beautiful End of Terrace Home
- Three Bedrooms
- Hidden in the Heart of Broadstairs
- Fitted Kitchen & Integrated Appliances
- Spacious Shower Room
- Attractive and Airy Lounge/Diner
- Close to Beach, Town & Train Station
- No Forward Chain
- Well Maintained Throughout
- Enclosed & Private Front Garden



10 Tunis Row, Broadstairs, Kent. CT101HJ.

Freehold £495,000

GORGEOUS PERIOD PROPERTY WITH THAT MODERN TOUCH, SITUATED IN THE HEART OF BROADSTAIRS AND WITHIN MINUTES OF THE TOWN CENTRE AND STUNNING VIKING BAY! Terence Painter Estate Agents are proud to be marketing this well cared for and spacious three bedroom end of terrace cottage in Tunis Row, Broadstairs. Internally the house is set out over three floors. To the ground floor there is a open plan lounge/diner that leads to a fitted kitchen with integrated appliances. There is a small courtyard to the rear and a sunny enclosed garden to the front which is secure and private. On the first floor there is a large shower room and bedroom and to the top floor there are two further bedrooms.

This property is ideal as a family home or as a holiday retreat and is well situated for local schools, train station and beaches, as well as being a short drive from Westwood Cross shopping centre. Call us on 01843 866866 to arrange your accompanied viewing. No Chain. Sole Agents.

## Ground Floor

### Entrance Porch

Via glass panelled hardwood front door. Tiled floor, double glazed sash windows to both sides, inset spot lights and door in to the lounge/diner.

### Lounge/Diner

6.36m x 3.65m (20' 10" x 12' 0") Double glazed sash window to front with internal shutter blinds, two radiators, television point, hardwood flooring, inset spotlighting, staircase with lighting to the first floor landing, cupboard housing meters and understairs cupboard housing the gas meter. Door to the kitchen.

### Kitchen

3.64m x 2.78m (11' 11" x 9' 1") Range of matching wall and base units with marble effect worktops, Butler sink with mixer taps over, tiling to splash back, tiled floor, double glazed sash window to the side. Integrated dish washer and washing machine, four ring stainless steel "BOSCH" hob with matching oven and extractor fan over. Space for fridge/freezer, breakfast bar, inset spot lighting, radiator and door to the rear courtyard.

## First Floor

### First Floor landing

Stairs to the second floor, inset spot lighting and doors to the shower room and bedroom one.

### Shower Room

2.90m x 2.07m (9' 6" x 6' 9") Double glazed frosted glass sash window to the rear, heated chrome towel rail, built in w.c. and wash hand basin with side vanity units, walk in double width shower which is fully tiled with screen. Part tiled to two walls, inset spot lighting and tiled floor.

### Bedroom One

3.67m x 3.24m (12' 0" x 10' 8") Double glazed sash window to the front with shutters, radiator and hardwood flooring.

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## Second Floor

### Second Floor Landing

Store cupboard housing the combination boiler. Doors to both bedrooms.

### Bedroom Two

3.64m x 3.26m (11' 11" x 10' 8") Two double glazed sash window to the front with shutters, radiator and hardwood flooring.

### Bedroom Three

2.96m x 2.10m (9' 9" x 6' 11") Double glazed window to the rear, radiator under and hardwood flooring.

## External Areas

### Front Garden

Private and enclosed with wall perimeters, shingle seating area and free standing table with seating.

### Rear Courtyard

Timber shed, side access and wall perimeters.

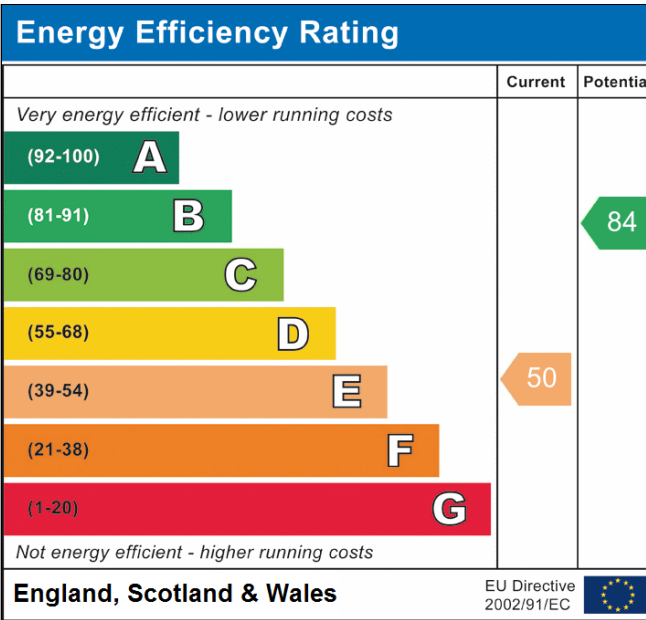
### Agents Note

The property has been run by the current owners as a holiday let and therefore rated for Business Rates with a rateable value of £3,000. This property will need to be re-evaluated for council tax banding.



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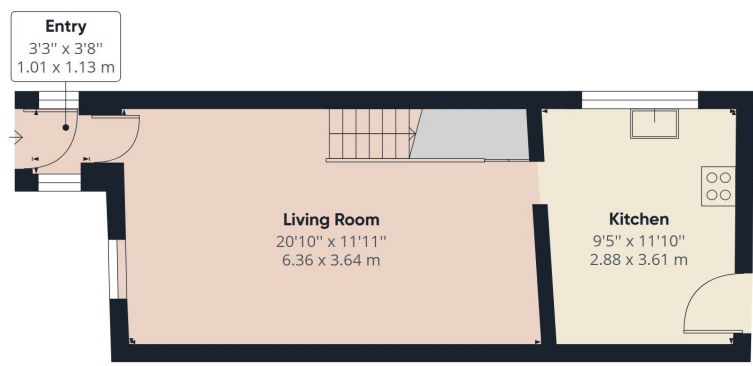


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**

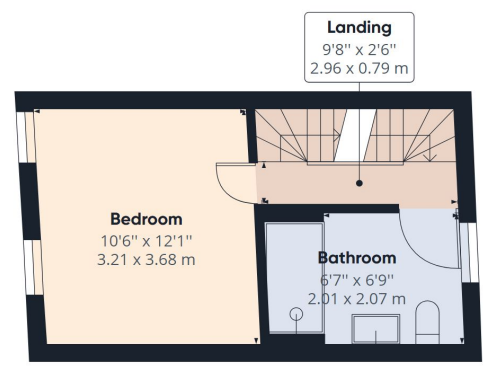
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

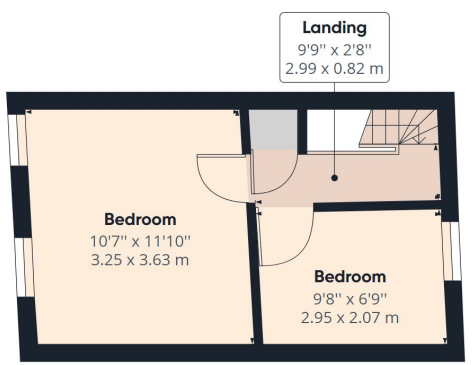
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Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
844.77 ft<sup>2</sup>  
78.48 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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