

Terence Painter

ESTATE AGENTS

- Beautiful Sea-side Apartment
- Two Bedrooms
- Open Plan Lounge with Fitted Kitchen
- Fitted Bathroom Suite with Shower
- Private Courtyard Garden
- No Onward Chain!
- Short Walk from Broadstairs Town & Train Station
- Ideal as a Second Home or Holiday Retreat
- Stone's Throw away from Viking Bay Beach
- Lower Ground Floor Garden Flat



Garden Flat, 19 Victoria Parade, Broadstairs, Kent. CT101QL.

Leasehold £300,000

BEAUTIFULLY PRESENTED SEAFRONT APARTMENT, IDEAL AS A HOLIDAY RETREAT OR BUY TO LET INVESTMENT! Terence Painter Estate Agents are proud to be marketing this spacious two bedroom lower ground floor apartment situated on the picturesque Victoria Parade, Broadstairs. This great property is within a stones throw of the sandy Viking Bay, a variety of restaurants, public houses and the quaint town. Internally there are two bedrooms, large bathroom with shower, second w.c and an open plan kitchen/living room which is bright and airy. There is also the added bonus of your own private courtyard garden. The current owners have maintained the property to a high standard and have enjoyed the property as a holiday retreat and as a successful air b n b. We highly recommend you book a viewing to appreciate all on offer. Sole Agents. No Chain.

### **Lower Ground Floor**

#### **Covered Entrance**

Via staircase down to the lower ground floor.

#### **Open Plan Livingroom/Kitchen/Hallway**

Via hardwood front door.

#### **Hallway**

Hallway - Laminate flooring, telephone point, inset spot lighting, large cupboard housing the boiler, door to the garden and all rooms.

#### **Kitchen/Livingroom**

6.60m x 5.62m (21' 8" x 18' 5") Kitchen Area - Range of matching wall and base units with granite effect worktops, inset stainless steel sink and drainer unit with mixer taps over. Four ring gas hob with stainless steel extractor over and matching splash back, integrated fridge/freezer, dish washer and double oven. Sash window to the front, laminate flooring and inset spot lighting.

Livingroom Area - Triple aspect sash bay window to the front, two radiators, television point, feature fire surround and door to Bedroom One.

#### **Bedroom One**

5.33m x 2.44m (17' 6" x 8' 0") Door to the living room, sash window to the rear, radiator and internal door to bedroom two.

#### **Bedroom Two**

4.29m x 2.12m (14' 1" x 6' 11") Door to the hallway, door to bedroom one, large store cupboard, radiator and sash window to the rear.

#### **W.C.**

Low level w.c, wash hand basin and wood frame frosted glass window to the side.

#### **Bathroom**

2.37m x 2.51m (7' 9" x 8' 3") Low level w.c, heated chrome towel rail, wash hand basin with vanity unit under, panelled bath with taps over, fully tiled walk in double length shower, wood frame frosted glass window to one side and double glazed frosted glass window to the other side. Inset spot lighting and an extractor fan.

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**£300,000**

## External Area

### Courtyard Garden

4.59m x 4.11m (15' 1" x 13' 6") Paved with established flower beds and wall perimeters.

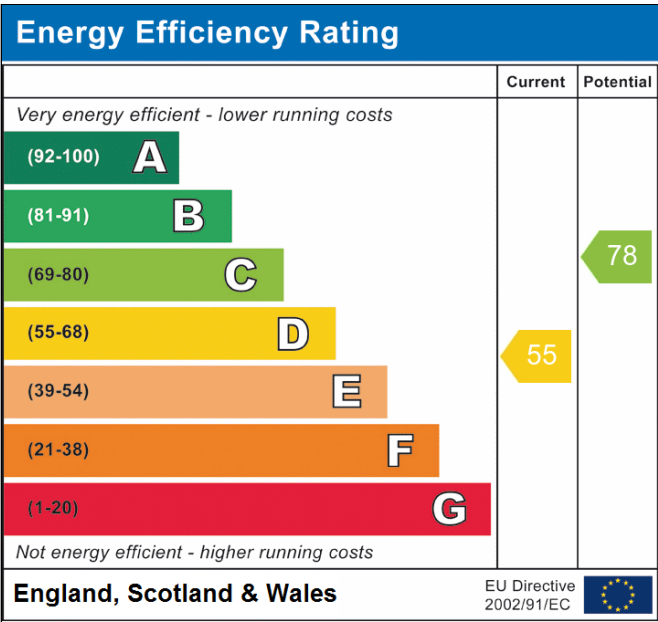
### Lease Information

Lease Term - 125 years from and including the 24th June 2015.



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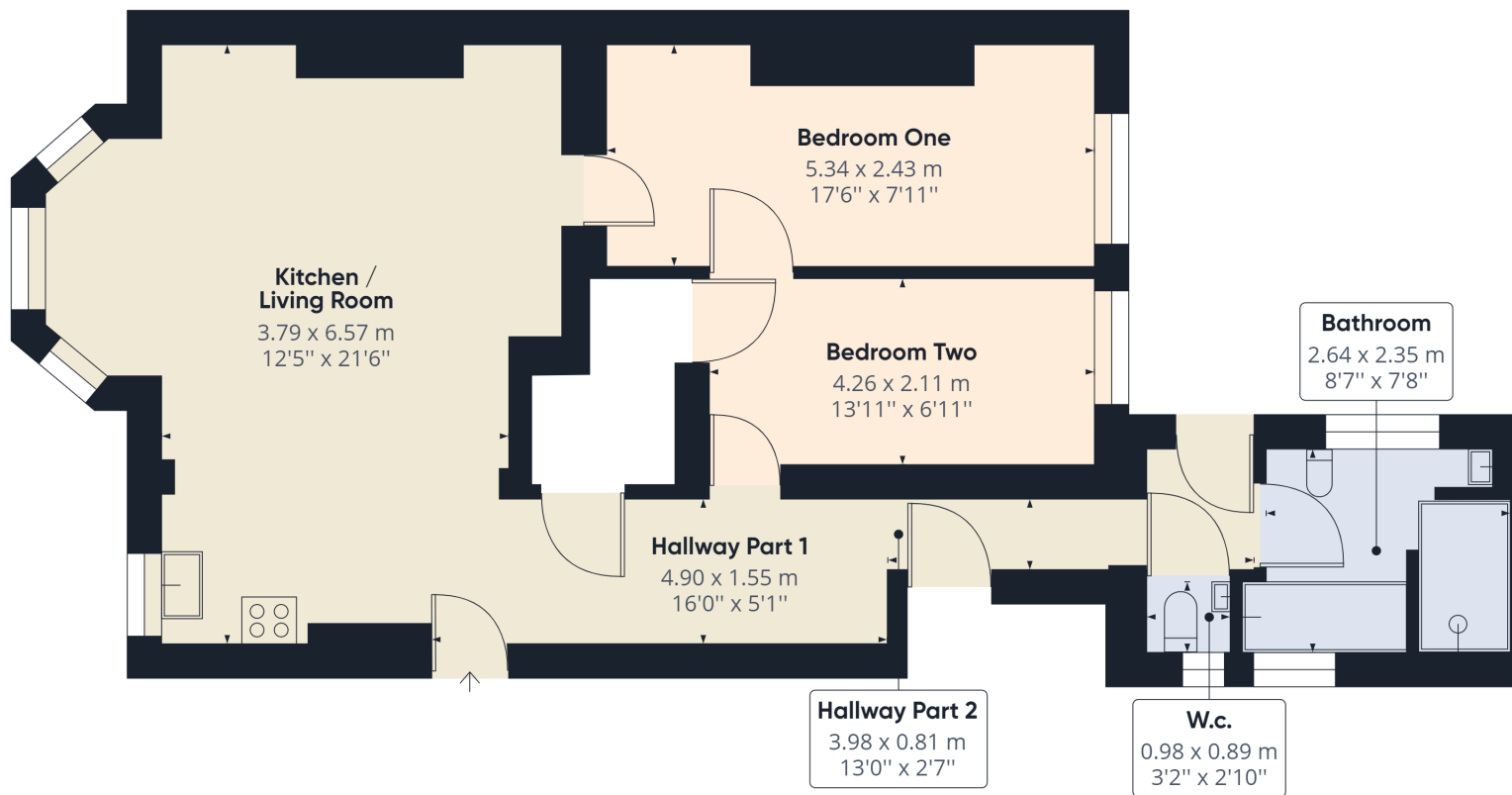


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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

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Approximate total area<sup>(1)</sup>

743.82 ft<sup>2</sup>

69.10 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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