



Terence Painter

ESTATE AGENTS

- Perfect First Time Buy
- Two Double Bedrooms
- 65' Landscaped South Facing Rear Garden
- Cul de Sac Location
- Sought after St. Peters Area
- Driveway
- Close Proximity to Beach, High Street, Schools & Transport Links
- Downstairs W.C
- 65' Rear Garden



5 Norman Road, Broadstairs, Kent. CT103BZ.

Freehold £275,000

ATTRACTIVE TERRACED HOME IDEAL FOR FIRST TIME BUYERS SITUATED IN THE SOUGHT AFTER ST. PETERS AREA!!

Terence Painter Estate Agents are delighted to offer this attractive, well maintained home which 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!

This home has been much loved by the current vendor and offers deceptively spacious accommodation including a welcoming entrance hall, a 15'11 lounge, well appointed kitchen/diner and a cloakroom/w.c.

On the first floor is a modern bathroom and two double bedrooms both featuring fitted furniture. Externally this home continues to impress with a 65' south facing landscaped rear garden featuring a large timber built workshop and to the front of the property is a double width block paved driveway.

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

Entrance

Entrance via a UPVC part glazed door.

Lounge

4.84m x 3.91m (15' 11" x 12' 10") Double glazed bay window to the front, coving, dado rail. Television point, gas fireplace, radiator and carpeted flooring.

Hallway

3.24m x 1.81m (10' 8" x 5' 11") Under stairs storage space, low level cupboard with meters inside. Radiator and wooden flooring.

Kitchen/Breakfast Room

2.28m x 5.77m (7' 6" x 18' 11") Double glazed window to the rear. Wooden door with part glazing to the rear garden and low level w.c. Space and plumbing for washing machine and dishwasher. Space for a separate fridge and freezer. High and low level wooden kitchen units, wall unit housing boiler. Tiled floor and partly tiled walls.

Downstairs w.c.

1.51m x 0.80m (4' 11" x 2' 7") Low level w.c, hand wash basin, frosted double glazed window to the rear.

Landing

0.88m x 1.77m (2' 11" x 5' 10") Carpeted flooring with a loft hatch above. Airing cupboard with shelves inside.

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Principal Bedroom

4.29m x 3.15m (14' 1" x 10' 4") Double glazed window to front, feature fireplace, television point, radiator and carpeted flooring.

Bedroom Two

3.51m x 3.15m (11' 6" x 10' 4") Double glazed window to rear, feature fireplace, television point, radiator and carpeted flooring.

Bathroom

1.68m x 2.56m (5' 6" x 8' 5") Frosted double glazed window to rear. Tiled flooring and walls. Wash hand basin inset to vanity unit. Panelled bath with shower over and a glass shower screen. Storage units with a marble effect countertop.

Rear Garden

South facing landscaped rear garden measuring approximately 65' (20 Metres) featuring raised flower beds, lawned area of garden to the back with paved surround and wooden fenced borders with rear access gate.

Driveway

Block paved driveway with space for two cars.

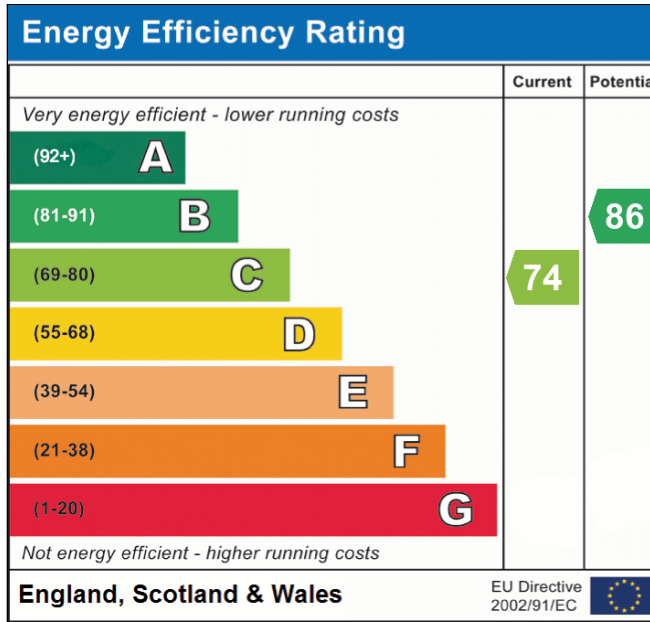
Council Tax Band

The council tax band is B (TBC).



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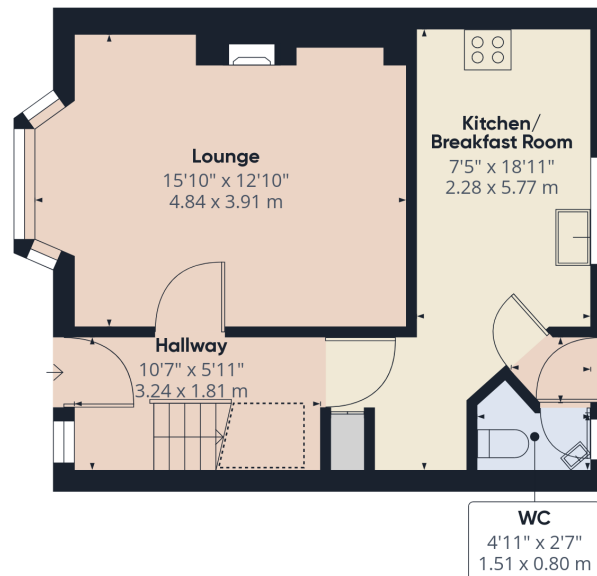


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

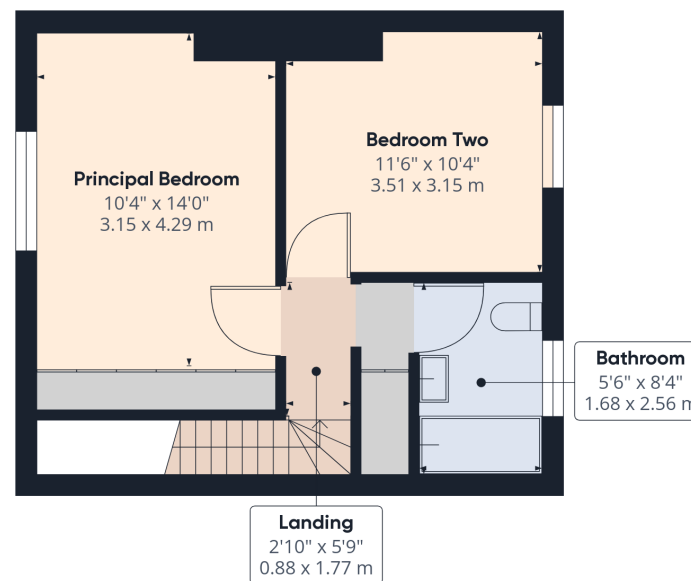
Email: sales@terencepainter.co.uk

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

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

779.3 ft²
72.4 m²

Reduced headroom

13.87 ft²
1.29 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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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