



Terence Painter

ESTATE AGENTS

- Spacious Family Home
- Four Double Bedrooms
- Family Bathroom
- Lounge & Dining Room
- Kitchen & Breakfast Room
- Downstairs Cloakroom
- Beautiful Landscaped Garden
- Off Road Parking for Two Vehicles
- Close to Town, Seafront & Train Station
- Catchment Area for Schools
- No Onward Chain!



13 Osborne Road, Broadstairs, Kent. CT102AE.

Freehold £475,000

BE QUICK BECAUSE THIS SPACIOUS SEMI DETACHED FAMILY HOME WITH PARKING AND A GREAT GARDEN WONT BE AROUND LONG! Terence Painter Estate Agents are proud to be marketing this great four bedroom property in the heart of Broadstairs. The house is set over three floors with two double bedrooms on the top floor, family bathroom and two double bedrooms on the first floor and the ground floor consists of a bright and airy lounge, dining room, downstairs w.c, and a large kitchen/breakfast room that leads out to the garden. To the rear of the garden with access via Grosvenor Road there is off street parking for two vehicles. Call us today on 01843 866866 to arrange your viewing. No Chain. Sole Agents.

Ground Floor

Entrance Porch

Via hardwood frosted glass front door.
Frosted glass wood frame door in to the hallway.

Hallway

Ornate wood frame window to the side, stairs to the landing, telephone point, exposed wood flooring, downstairs w.c. and doors to the lounge, dining room and kitchen/breakfast room.

Lounge

4.90m in to the bay x 3.67m (16' 1" x 12' 0") Double glazed triple aspect bay window to the front, radiator, feature open fire place, television point, coving, picture rail and corner cupboard housing the electric meter.

Dining Room

4.00m x 3.00m in to recess (13' 1" x 9' 10") Double glazed window to the rear, radiator and built in shelving to recess.

Downstairs W.C.

Low level w.c, window to side, wash hand basin, tiled walls and floor.

Kitchen/Breakfast Room

6.53m x 2.41m (21' 5" x 7' 11") Range of matching wall and base units with roll top work surfaces, inset stainless steel sink with drainer unit and mixer taps over, tiling to splash back, double glazed window to rear overlooking the garden. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Four ring stainless steel gas hob with extractor over, integrated oven and grill, wall mounted combi boiler, inset spot lighting, double glazed window to the side, radiator, store cupboard and sash window to side with door to the garden.

First Floor

First Floor Half Landing

Stairs to the first floor landing, sash window to the side and door to the Bathroom.

Bathroom

2.34m x 1.83m (7' 8" x 6' 0") Low level w.c, pedestal wash hand basin, radiator, panelled bath with mixer taps and shower extension, tiling to splash back, inset spot lighting, linen cupboard and double glazed frosted glass window to the rear.

First Floor Landing

Stairs to the second floor, radiator and doors to the bedrooms.

Bedroom One

4.88m into recess x 3.94m (16' 0" x 12' 11") Two double glazed windows to the front and a radiator.

Bedroom Two

4.03m x 3.05m (13' 3" x 10' 0") Double glazed window to the rear and a radiator.

Second Floor

Second Floor Half Landing

Stairs to the second floor and sash window to the side.

13 Osborne Road, Broadstairs, Kent. CT102AE.

£475,000

Second Floor Landing

Doors to Bedrooms

Bedroom Three

3.89m x 3.95m in to dormer (12' 9" x 13' 0") Double glazed dormer window to the front and a radiator.

Bedroom Four

2.66m x 4.06m (8' 9" x 13' 4") Double glazed dormer window to the rear and a radiator.

External Areas

Rear Garden

Patio seating area leading to a raised lawn with established flower bed, established trees, side access, fence perimeters and access to off street parking.

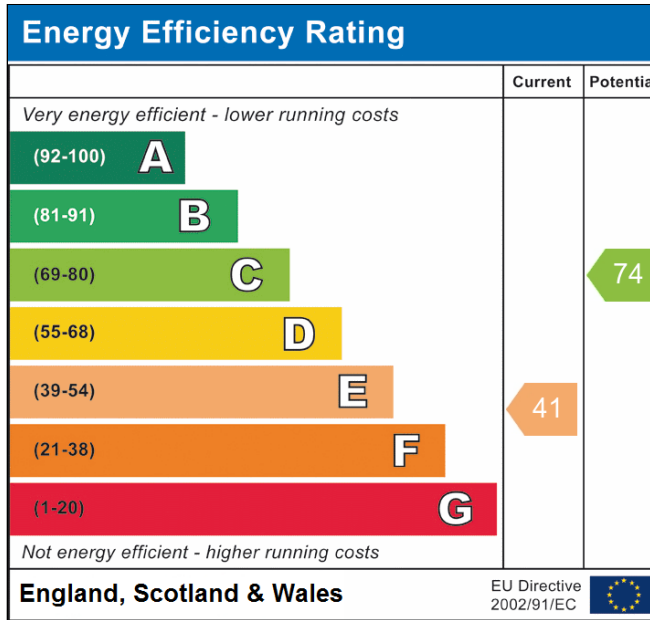
Off Street Parking

Hard standing via drop curb to off street parking for two vehicles with access via Grosvenor Road.



13 Osborne Road, Broadstairs, Kent. CT102AE.

£475,000

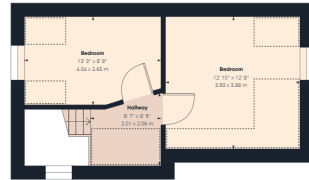
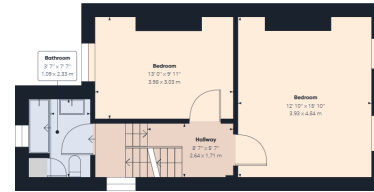
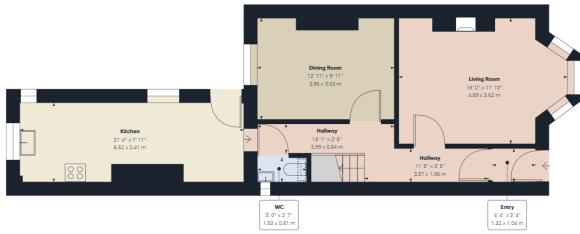


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾

1342.44 ft²
124.72 m²

Reduced headroom

105.52 ft²
9.80 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.

GIRAFFE360

13 Osborne Road, Broadstairs, Kent. CT102AE.

£475,000