

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Two Bedrooms (Originally Three Bedrooms)
- Well Appointed Kitchen/Diner
- 15'11 Conservatory
- No Forward Chain
- Kitchen/Diner
- 16'10" Living Room
- Modern Fitted Shower Room & Separate Cloakroom/W.C
- Well Presented Accommodation
- Highly Regarded Cul De Sac



19 St Peters Court, Broadstairs, Kent. CT102UU.

Freehold £515,000

SPACIOUS & BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW IN A HIGHLY REGARDED RESIDENTIAL AREA OF BROADSTAIRS AND WITH NO ONWARD CHAIN!

This is an exciting opportunity to acquire this attractive two bedroom detached bungalow which was formerly a three bedroom bungalow and could simply be returned back to a three bedroom if required. This much loved home is situated close to the picturesque village of St Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket and a chemist. The village is also served by a good selection of schools, doctors and a dental practice.

Broadstairs' bustling High Street, train station and picturesque beaches are conveniently located within a mile of the property.

The property is a true credit to the current vendor who over the years has undertaken a long list of improvements and presents it in immaculate condition. The spacious and versatile accommodation of this home includes a large entrance porch, welcoming entrance hall, 16'10" living room, 15'11" conservatory, well appointed kitchen/diner, cloakroom/w.c, two double bedrooms and an impressive shower room.

Externally this home boasts a landscaped rear garden, detached garage and a block paved driveway for up to four cars.

This home is being offered with no forward chain and really is one to add to your viewing list so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Entrance

Access into the property is via a part glazed UPVC door at the side of the property leading to the entrance porch.

Entrance Porch

1.61m x 1.34m (5' 3" x 4' 5") There is engineered oak flooring and a part glazed wooden door to the entrance hall.

Entrance Hall

This is an L shaped room with two fitted cupboards, engineered oak flooring, radiator and doors leading off to the living room, kitchen/diner, cloakroom/w.c and the inner hallway.

Living Room

5.13m x 4.16m (16' 10" x 13' 8") This is a lovely bright room with a double glazed window to the side of the property and double glazed window and door to the rear which open up to the conservatory. There is a television point, radiators, down lights and engineered oak flooring.

Kitchen/Diner

3.96m x 3.74m (13' 0" x 12' 3") There is a door to the conservatory and a double glazed window to the rear which enjoys views over the garden. The kitchen comprises an extensive range of fitted wall, base and drawer units with space and plumbing for a dual fuel range cooker with an extractor hood over, fridge/freezer and a washing machine. There is a stainless steel sink unit inset to marble effect roll top worksurfaces with complimenting upstands, radiator, down lights and tiled flooring.

Conservatory

4.85m x 3.93m (15' 11" x 12' 11") This wonderful addition to the house features a double glazed door to the side and double glazed French doors to the rear which both provide access to the garden. There are doors to the kitchen/diner and living room, wall lights and tiled flooring with underfloor heating.

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Bedroom One

4.36m x 3.78m (14' 4" x 12' 5") There are two double glazed windows to the front of the property and a double glazed window to the side, This room features fitted wardrobes, two radiators and engineered oak flooring.

Bedroom Two

4.43m x 3.54m (14' 6" x 11' 7") There is a double glazed window to the front of the property and a double glazed window to the side, This room features fitted wardrobes, radiator and engineered oak flooring.

Shower Room (Formerly a Bathroom)

2.39m x 2.63m (7' 10" x 8' 8") 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, large tiled shower cubicle with a fitted rain style shower head with a hand shower attachment. There is a radiator, electric shaver point, down lights, extractor and tiled flooring.

Cloakroom/W.C

2.62m x 1.21m (8' 7" x 4' 0") 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, wall mounted combination boiler, extractor and tiled flooring.

Exterior

Rear Garden

15.80m x 12.40m (51' 10" x 40' 8") This nicely landscaped and well maintained garden features an Indian sand stone patio area immediately to the rear and side of the property with the remainder of the garden being mainly laid to lawn with well established shrubs and planting. There are side access gates to both sides of the property, octagonal summer house and a door to the garage.

Garage & Driveway

5.37m x 2.75m (17' 7" x 9' 0") There is a metal up and over door to the front and a double glazed window and UPVC door to the side. Lighting and power points.

Council Tax Band


The council tax band is D.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

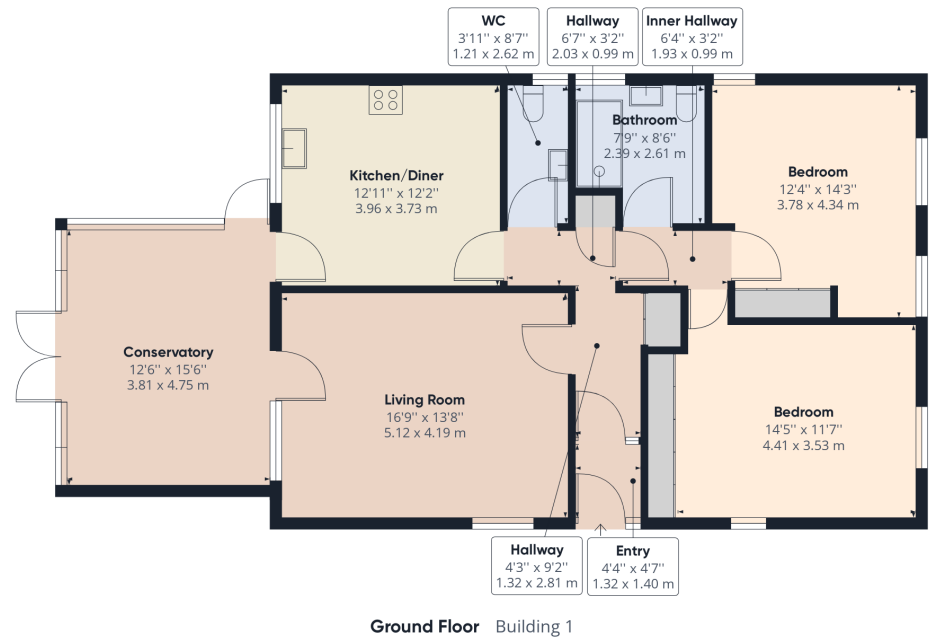


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

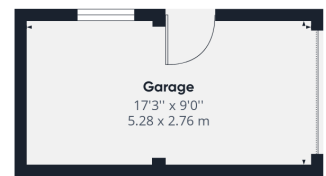
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

Approximate total area⁽¹⁾
1340.54 ft²
124.54 m²



Ground Floor Building 2

(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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