

Terence Painter

ESTATE AGENTS



- Ground Floor Garden Maisonette
- Sea Views
- Requiring Refurbishment
- Two Double Bedrooms
- Garage En Bloc
- Central & Sought After Location
- Located Within Yards of Stone Bay
- Allocated Lawned Garden Area
- No Forward Chain



7 Cheviot Court, Broadstairs, Kent. CT101DS.

Leasehold Share of Freehold £245,000

SITUATED ABOVE THE BEAUTIFUL STONE BAY BEACH IS THIS SPACIOUS GROUND FLOOR APARTMENT WITH GARAGE, GARDEN AND PARTIAL SEA VIEWS!

Terence Painter Estate Agents are proud to be marketing this spacious two double bedroom apartment which boasts a fitted bathroom, kitchen and a double aspect living room. Both the living room and bedroom one enjoy distant sea views. The property is ideally located with yards of the picturesque sands at Stone Bay and within half a mile of Broadstairs' bustling High Street with its variety of shops, restaurants, public houses and transport links

The property does require modernisation however it would make the ideal holiday retreat, holiday let or main residence for those who want to be on one floor and close to the sea. This home also has the benefit of a private garage and an allocated garden area to the rear of the property. Call us today on 01843 866866 to arrange your viewing. No Chain. Sole Agents.

The Apartment

Entrance

Via double glazed sliding doors to the entry porch.

Entrance Porch

2.02m x 0.65m (6' 8" x 2' 2") There is a door to the entrance hall.

Entrance Hall

5.88m x 0.92m (19' 3" x 3' 0") There is a fitted cupboard, carpet flooring and doors leading off to all rooms.

Living Room

3.99m x 3.64m (13' 1" x 11' 11") This is a double aspect room with double glazed windows to the front and side of the property with sea views to the front. There are radiators and carpet flooring.

Kitchen

3.40m x 2.33m (11' 2" x 7' 8") There is a double glazed window to the rear of the property which enjoys views over the garden, fitted base units with stainless steel sink inset, built in cupboard, radiators and vinyl flooring.

Bedroom One

3.62m x 3.06m (11' 11" x 10' 0") There is a double glazed window to the front of the property with sea views, built in wardrobes, radiator and carpet flooring.

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Bedroom Two

3.28m x 3.02m (10' 9" x 9' 11") There is a double glazed window to the rear which enjoys views over the garden, wash hand basin inset to a vanity unit, radiator and carpet flooring.

Bathroom

2.49m x 1.55m (8' 2" x 5' 1") There is a frosted double glazed window to the rear, low level w.c, panelled bath, pedestal wash hand basin and a radiator.

Exterior

Garden Area

This property benefits from an allocated lawned garden area to the rear of the property.

Garage

4.94m x 2.48m (16' 2" x 8' 2") The garage is located en bloc and features a secure up and over metal door.

Council Tax Band

The council tax band is B.

Service Charges

The vendors have advised us that this property is being sold with the remainder of a 999-year lease from 1961, and with a share of the freehold.

The annual maintenance fee is £130.

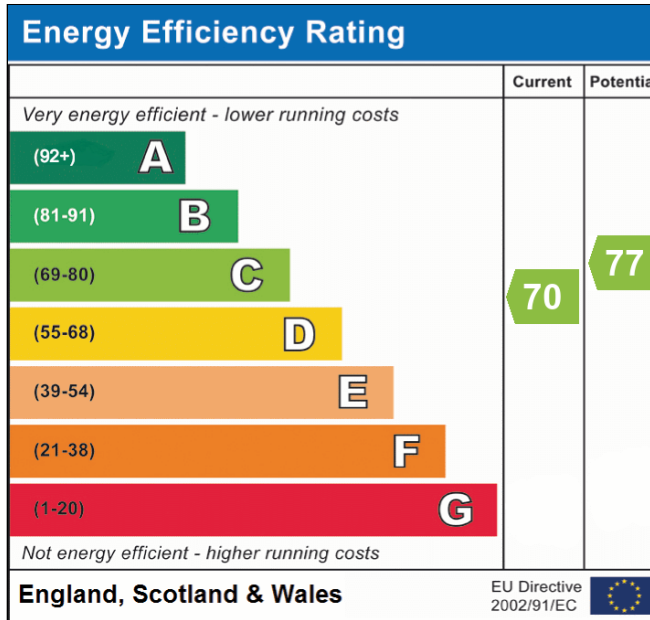
Residents are responsible for their own building insurance, the current owners currently pay approx. £239 per annum.

We are advised that holiday lets and pets are permitted.



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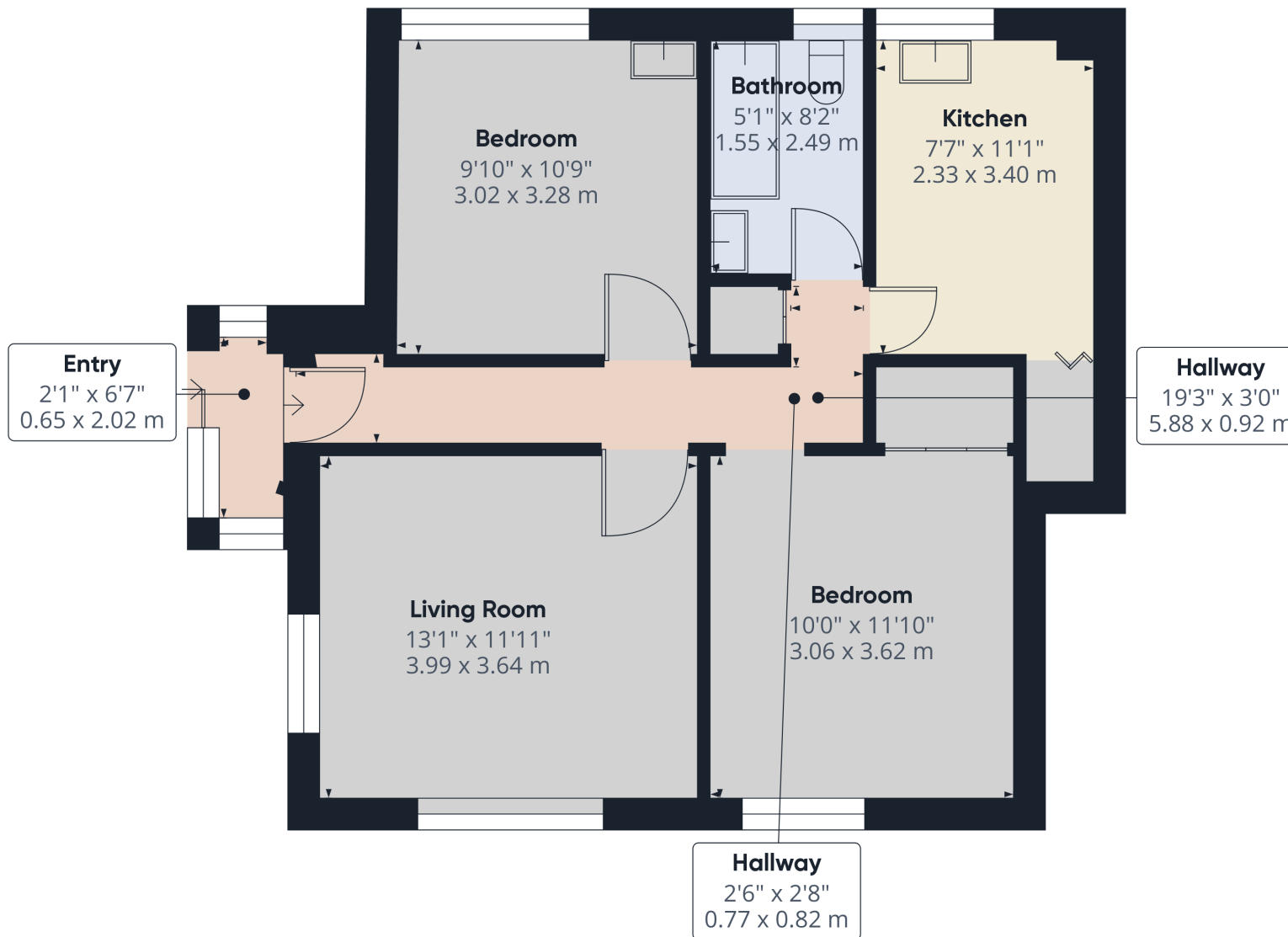


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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⁾

625.68 ft²

58.13 m²

(1) Excluding balconies and terraces

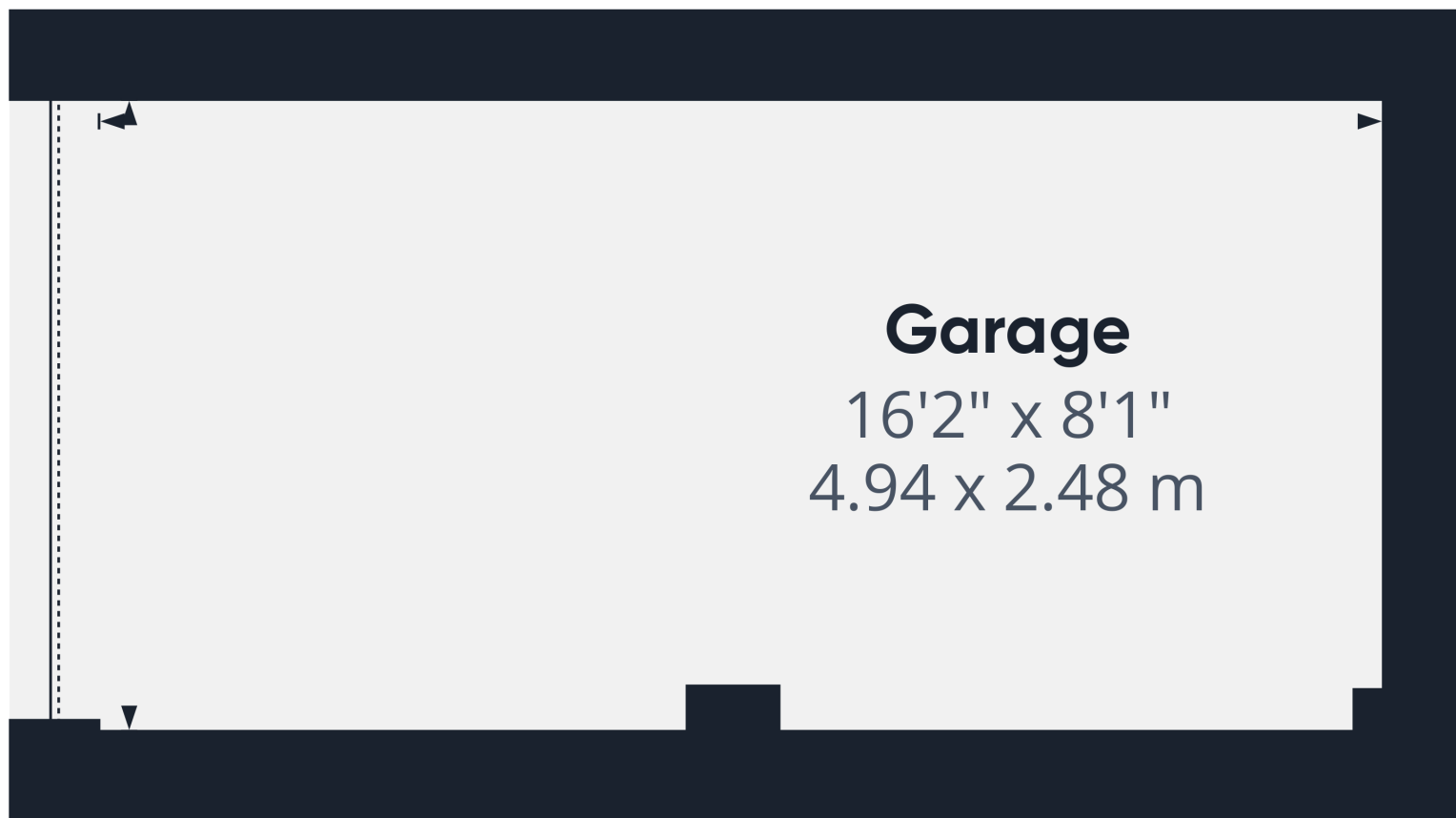
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 1

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£245,000



Ground Floor Building 2

Approximate total area⁽¹⁾

132.5 ft²
12.31 m²

(1) Excluding balconies and terraces

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