

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- No Forward Chain
- Three Bedrooms
- Two Reception Rooms & Kitchen/Diner
- Spacious & Flexible Living Accommodation
- Central Broadstairs Location
- Garage & Driveway
- Generous Size Wrap Around Gardens
- Located close to High Street, Beach, Schools & Transport Links



169 Bradstow Way, Broadstairs, Kent. CT101AU.

Freehold £435,000

NO FORWARD CHAIN! - EXTENDED THREE BEDROOM BUNGALOW IN CENTRAL BROADSTAIRS WITH TWO RECEPTION ROOMS, WRAP AROUND GARDENS AND SO MUCH MORE!

Terence Painter Estate Agents are proud to be offering to the market this spacious and versatile detached home which is ideally situated in one of Broadstairs' most sought after roads and is within easy access of local schools, High Street, railway station and the picturesque sands of Stone & Viking Bay.

The spacious accommodation of this home comprises a welcoming L shaped entrance hall, lounge, dining room, fitted kitchen/breakfast room, three double bedrooms and a well appointed shower room. Externally this home continues to impress with large wrap around gardens with an abundance of mature fruit trees, hedges and planting. To the front of the property is a driveway which leads to a detached garage/workshop. This really is one to add to your viewing list so call Terence Painter Estate Agents now on 01843 866 866.

The Bungalow

Entrance

Access into the property is via a part glazed UPVC front door with side light to the entrance hall.

Entrance Hall

This is a welcoming L shaped entrance hall featuring a storage cupboard, loft hatch, radiator and carpet flooring.

Lounge

4.40m x 3.60m (14' 5" x 11' 10") This room features a double glazed box bay window to the front of the property, glazed sliding doors to the dining room, gas fireplace with a stone hearth and wooden mantle, media points, radiator and carpet flooring.

Dining Room

5.35m x 2.73m (17' 7" x 8' 11") This room enjoys views over the garden and features a door to the garden, radiator, door to bedroom one and carpet flooring.

Kitchen/Breakfast Room

4.71m x 3.85m (15' 5" x 12' 8") This great size room boasts an extensive range of fitted wooden shaker style wall and base units, fitted larder cupboard, cupboard housing the combination boiler, door to the garden, double glazed window to the side, space and plumbing for appliances, stainless steel sink unit inset to roll top worksurfaces, part tiled walls and vinyl flooring.

Bedroom One

5.13m x 3.89m (16' 10" x 12' 9") There is a double glazed window to the side which enjoys views over the garden, two high level windows to the rear, glazed wooden door to the dining room, fitted wardrobe, radiator, television point and carpet flooring.

Bedroom Two

3.73m x 3.61m (12' 3" x 11' 10") This double aspect room features a double glazed box bay window to the front of the property and a double glazed window to the side. There is a vanity unit, television point, radiator and carpet flooring.

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Bedroom Three

3.75m x 2.82m (12' 4" x 9' 3") There is a double glazed window to the rear, radiator and carpet flooring.

Shower Room

2.39m x 1.51m (7' 10" x 4' 11") There is a double glazed window to the rear, large shower cubicle, low level w.c, pedestal wash hand basin, radiator and vinyl flooring.

Exterior

Garden

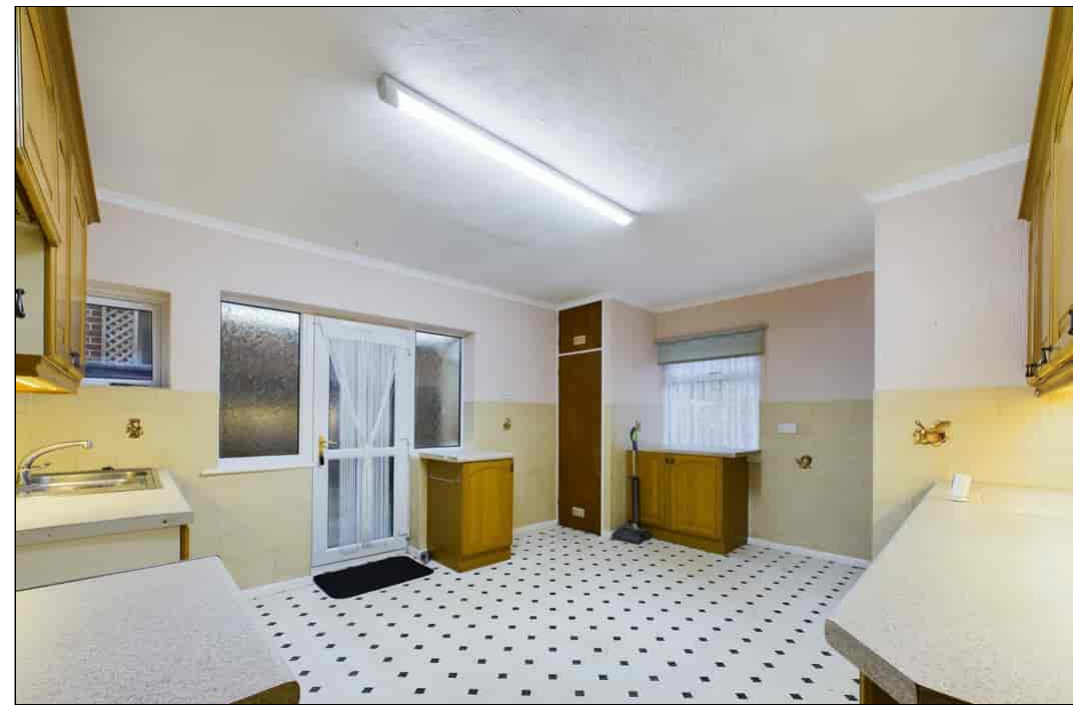
Front Garden -12.90m x 11.70m (42' 4" x 38' 5") Side Garden -9.10m x 6.90m (29' 10" x 22' 8") This home benefits from generous size, mainly paved gardens which surround the property and features an abundance of mature fruit trees, hedges and shrubs. There is a timber shed, greenhouse and side access gates.

Garage/workshop & Driveway

6.98m x 3.25m (22' 11" x 10' 8") There is a gated driveway for one vehicle but potential to create space for more vehicles.

Council Tax Band

The council tax band is D.



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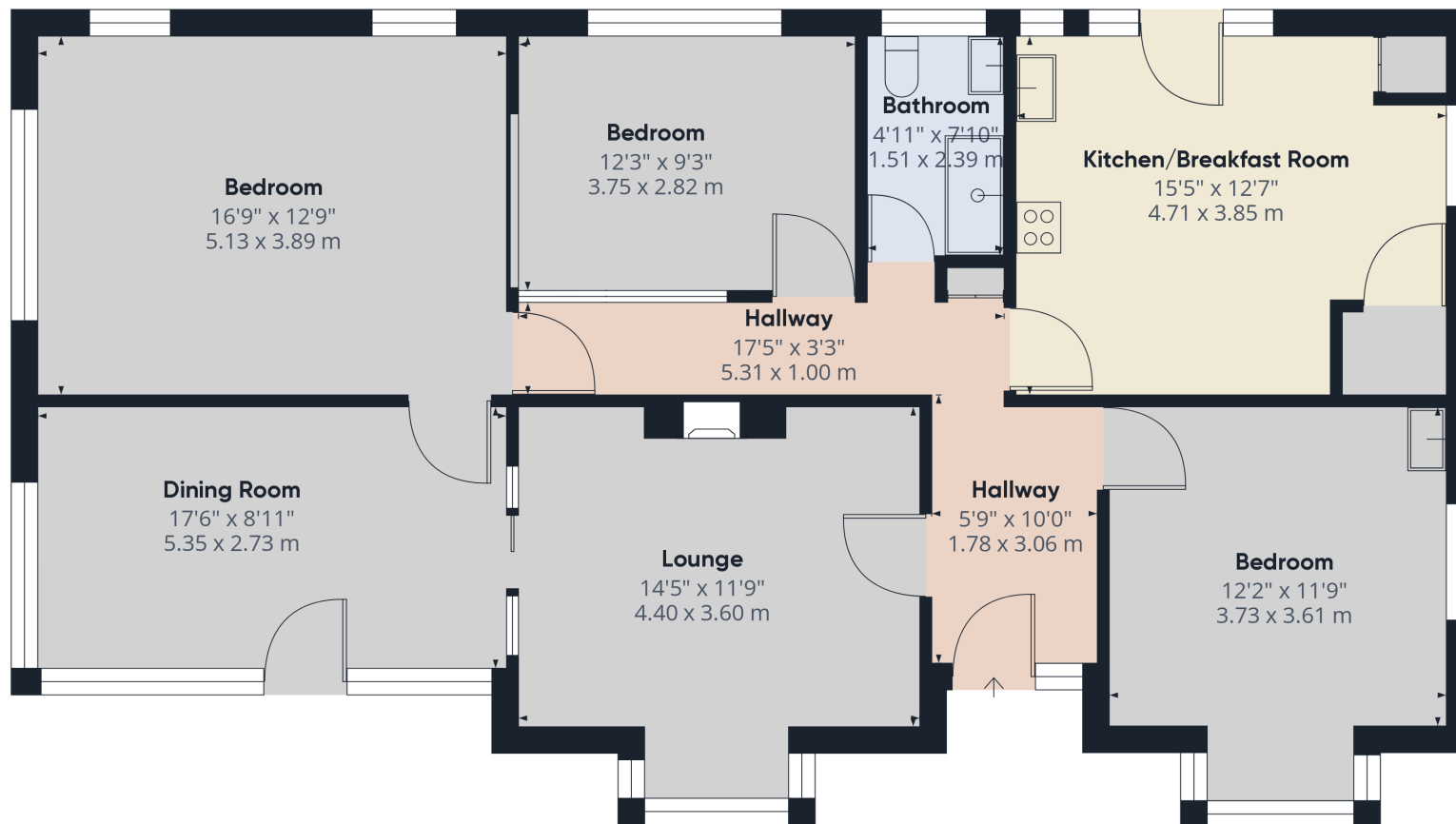


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

1179.06 ft²

109.54 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.

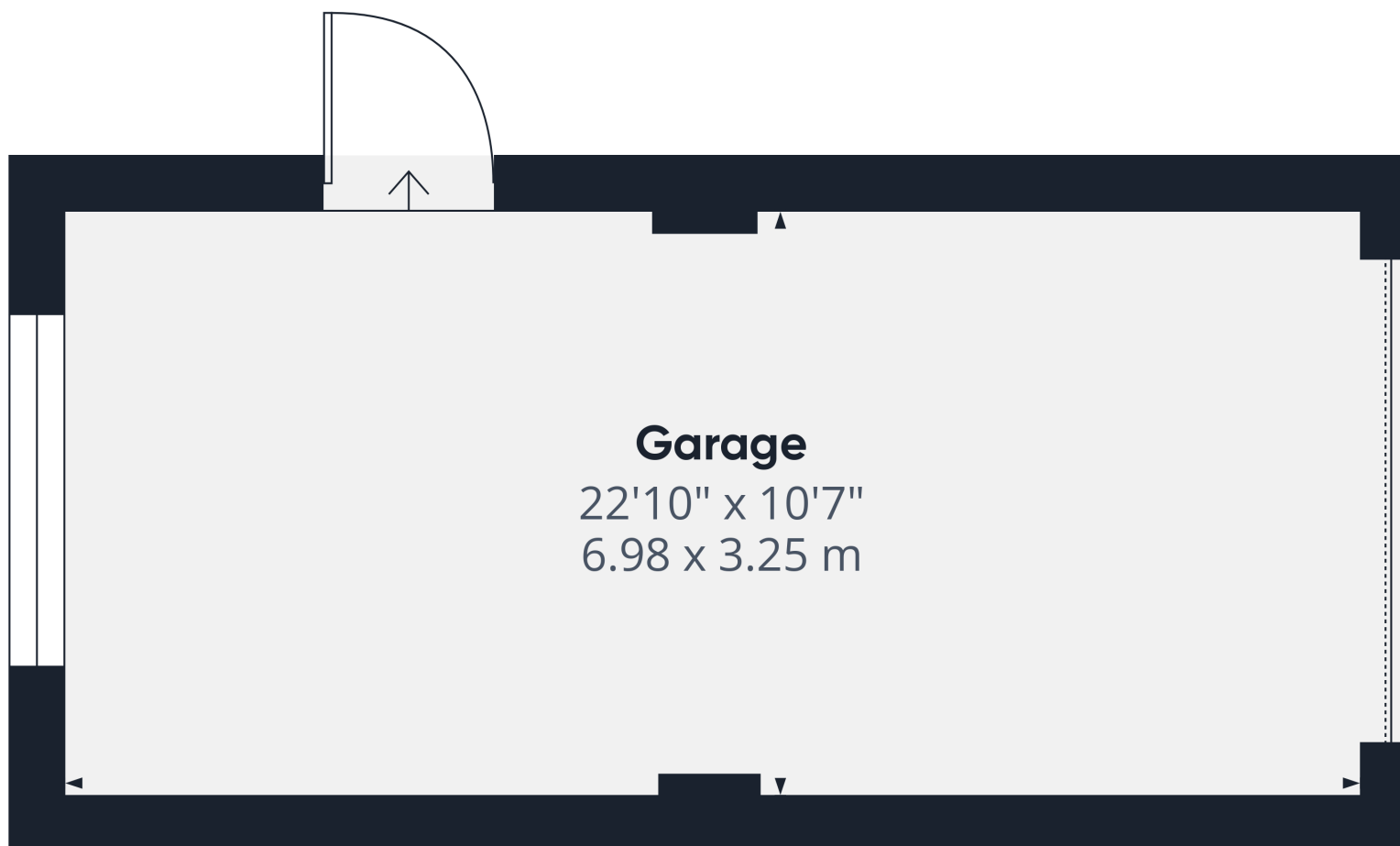
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor Building 1

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Garage
22'10" x 10'7"
6.98 x 3.25 m

Approximate total area⁽¹⁾

243.69 ft²

22.64 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Ground Floor Building 2

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