

Terence Painter

ESTATE AGENTS



- Semi - Detached Bungalow
- Two Double Bedrooms
- 86' South Facing Garden
- 22'8" Kitchen/Diner with Bi-Folding Doors
- Extended Accommodation
- No Forward Chain
- Prestigious Location
- Located Within Yards Of Botany Bay Beach & Cliff Top Walks
- Lounge
- Detached Garage & Double Tandem Driveway



**11 Capel Close, Broadstairs, Kent. CT103LR.**

**Freehold £450,000**

EXTENDED BUNGALOW WITH A GENEROUS SIZE GARDEN LOCATED WITHIN THE HEART OF PRESTIGIOUS KINGSGATE, JUST A STONE'S THROW FROM PICTURESQUE BOTANY BAY!

This well presented and spacious bungalow has been extended by the current vendors who present it in turn key condition. The property features a spacious and welcoming entrance hall, a stunning kitchen/diner with a modern fitted kitchen and bi-folding doors to the garden, lounge with a large picture window to the front of the property, two double bedrooms, well appointed shower room and a separate W.C. The property also features a fantastic size garden, detached garage and a bonded gravel driveway for two cars.

Located on a peaceful and highly sought after cul-de-sac in the heart of Kingsgate, Broadstairs, this well presented and extended property is within just half a mile of local shops, restaurants and pubs. The cliff top lawns and stunning picturesque sandy beach at Botany Bay are within a few hundred metres. Broadstairs town and the mainline railway station with hi-speed service to London, St Pancras are approximately within two and a half miles of the property.

This truly is an opportunity not to be missed! - call 01843 866866 to book your viewing appointment - you will not be disappointed.

## **The Bungalow**

### **Entrance**

Access into the property is via a part glazed door to the entrance porch.

### **Entrance Porch**

There is a glazed wooden door to the entrance hall.

### **Entrance Hall**

This room features a loft hatch, radiator, carpet flooring and a door to all rooms.

### **Lounge**

5.12m x 3.61m (16' 10" x 11' 10") There is a large double glazed picture window to the front of the property, radiators, television point, wall lights and carpet flooring.

### **Kitchen/Diner**

6.92m x 2.81m (22' 8" x 9' 3") This well defined and impressive size room features a range of fitted wall and base units with an integrated fridge/freezer, electric oven/grill and an induction hob with an extractor hood over. There is a stainless steel sink unit inset to wood effect worktops, space and plumbing for a dishwasher and washing machine and localised wall tiling. This is a bright and airy room with four section bi-folding doors to the garden, double glazed window to the rear which enjoys views over the garden and a double glazed lantern light. There is a radiator, down lights and vinyl tiled flooring.

### **Bedroom One**

3.61m x 3.46m (11' 10" x 11' 4") There is a double glazed bay window to the front of the property, radiator and carpet flooring.

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### Bedroom Two

3.77m x 3.09m (12' 4" x 10' 2") There is a double glazed window to the rear of the property which enjoys views over the garden, radiator and carpet flooring.

### Shower Room

1.99m x 1.69m (6' 6" x 5' 7") There is a frosted double glazed window to the side of the property, fully tiled corner shower cubicle, wash hand basin inset to a vanity unit with an illuminated mirror over, radiator, fully tiled walls and carpet flooring.

### W.C

There is a frosted double glazed window to the rear of the property and a low level w.c.

### Exterior

#### Rear Garden

26.3m x 14.3m (86' 3" x 46' 11") This fantastic size south facing garden features an Indian sandstone patio area immediately to the property with the remainder of the garden being predominately laid to lawn. There is a side access gate, door to the garage, outside lighting and hose point.

#### Driveway & Garage

5.05m x 2.52m (16' 7" x 8' 3") There is an up and over metal door to the front, glazed wooden door to the side, lighting and power points. To the front is a bonded gravel driveway for two cars

### Council Tax Band

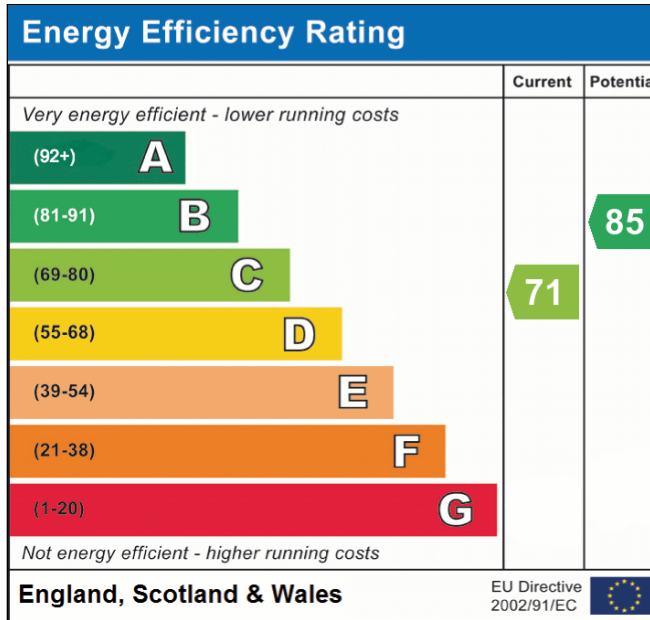
The council tax band is D.



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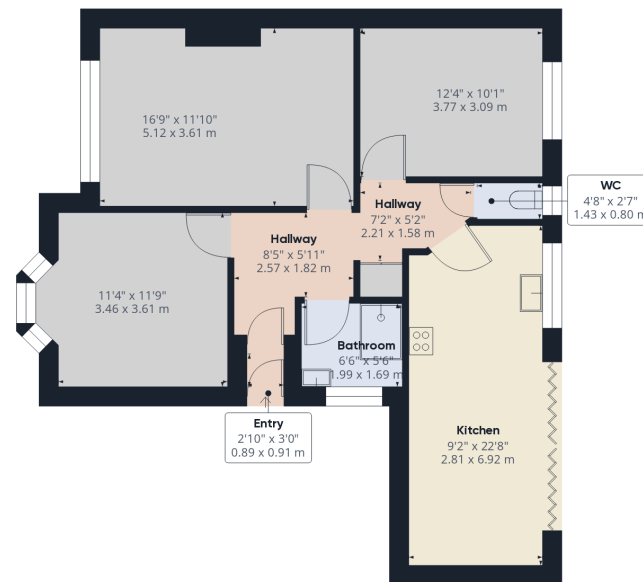


Viewing strictly by prior appointment with the Selling Agents  
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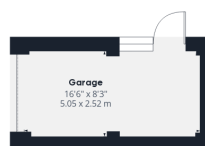
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

966.17 ft<sup>2</sup>

89.76 m<sup>2</sup>

(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.

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