



Terence Painter

ESTATE AGENTS

- No Chain
- Perfect First Time Buy
- End of Terrace
- Two Double Bedrooms
- South Facing Garden
- Allocated Parking Space
- 13'9" Lounge/Diner
- Turn Key Condition
- Peaceful & Sought After Location



2 Crown Cottages, Pearsons Way, Broadstairs, Kent. CT103JE.

Freehold £250,000

End of terrace house, offering an ideal opportunity for first-time buyers and situated in a peaceful and sought-after location coming to the market with no forward chain!

This delightful two bedroom home is presented in turn-key condition, ready for you to move straight in without any hassle. Internally the ground floor of the property includes a welcoming entrance hallway, good sized kitchen, bright and airy 13'9" lounge/diner and a w.c. There are carpeted stairs to the landing with a loft hatch, 13'7" principal bedroom, double aspect second bedroom and a well appointed bathroom.

Externally the property benefits from a nice size, south facing rear garden that has rear access to the car park that offers an allocated parking space. The front of the property has a lawned area with fence borders.

This home is situated in the sought after village of St. Peters, Pearsons Way and is within just over a mile of Broadstairs Town and near equal distance to Palm Bay beachfront. There is a bus route just around the corner, a close shop for essentials, schools and café.

Don't miss the opportunity to make this lovely two-bedroom property your new home. Contact us today on 01843 866 866 to arrange a viewing.

INTERNAL

Entrance Hallway

3.53m x 1.02m (11' 7" x 3' 4") Entrance into the property is via UPVC frosted and partially stained glazed door. The entrance hallway features a radiator and vinyl flooring.

Kitchen

3.49m x 2.06m (11' 5" x 6' 9") The kitchen features a double glazed window to front, high and low level units, integrated fridge-freezer, oven with gas hob and extractor fan over, freestanding washing machine, stainless steel sink unit inset to countertops, localised splashback tiling, radiator and vinyl flooring.

Lounge/Diner

4.21m x 4.12m (13' 10" x 13' 6") The lounge/diner benefits from double glazed doors and a double glazed window to rear garden, understairs storage cupboard, television point, two radiators and vinyl flooring.

W.C.

1.91m x 1.77m (6' 3" x 5' 10") Low level w.c, wash hand basin, double glazed frosted window to front, radiator and carpeted flooring.

Landing

2.89m x 1.08m (9' 6" x 3' 7") Carpeted stairs, radiator and loft hatch.

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Principal Bedroom

4.14m x 3.21m (13' 7" x 10' 6") The principal bedroom has two double glazed windows to rear, radiator and carpeted flooring.

Bedroom Two

4.57m x 2.11m (15' 0" x 6' 11") Double aspect bedroom with double glazed window to side and to front, radiator and carpeted flooring.

Bathroom

1.91m x 1.77m (6' 3" x 5' 10") The bathroom has a double glazed frosted window to front, panelled bath, low level w.c, wash hand basin, radiator, partly tiled walls and carpeted flooring.

EXTERNAL

Rear Garden

The property benefits from a south facing rear garden and a rear access gate to the allocated parking space.

Front Garden

Front garden with fence borders and lawned frontage.

Parking

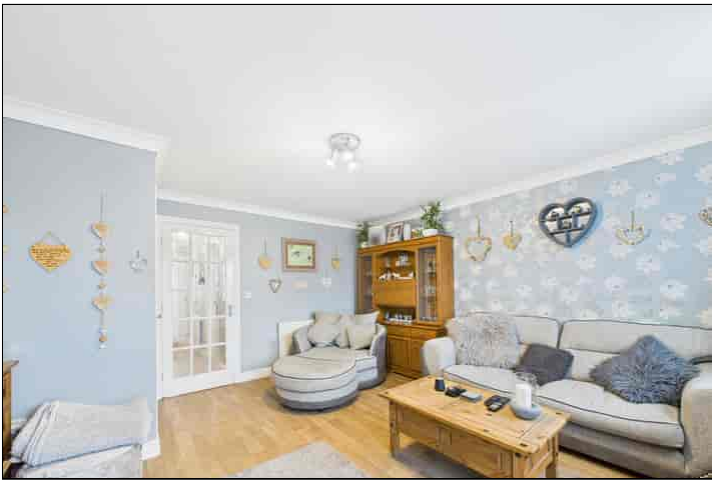
Allocated parking space to the rear.

Council Tax Band - C.



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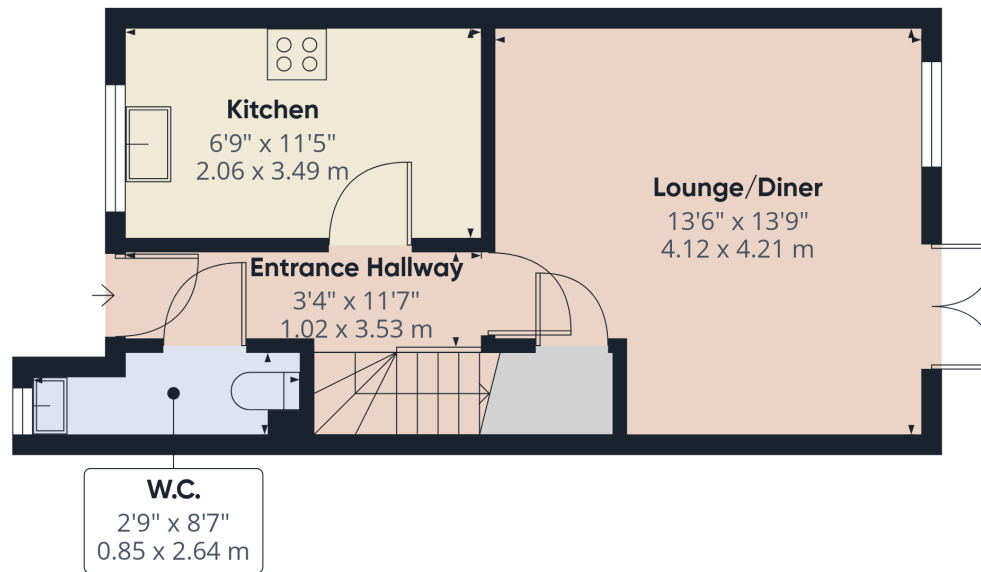


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

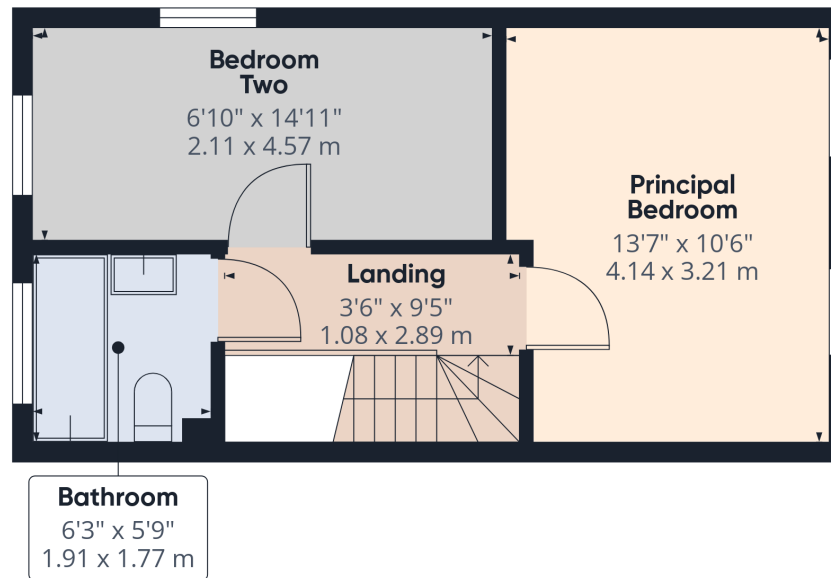


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
651 ft²
60.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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