



- 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.

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

£250,000

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

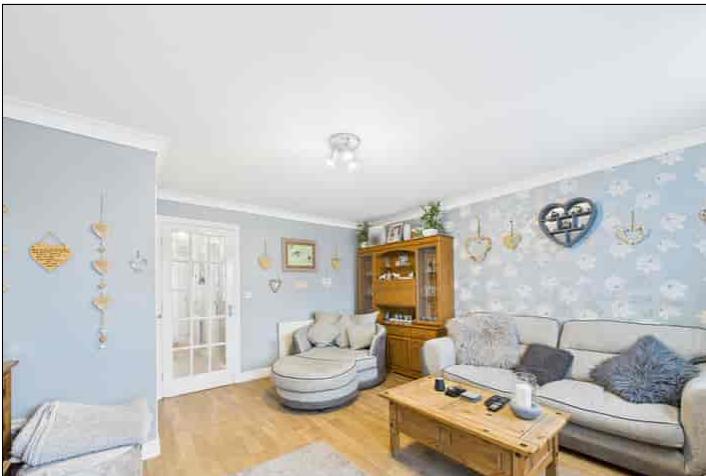
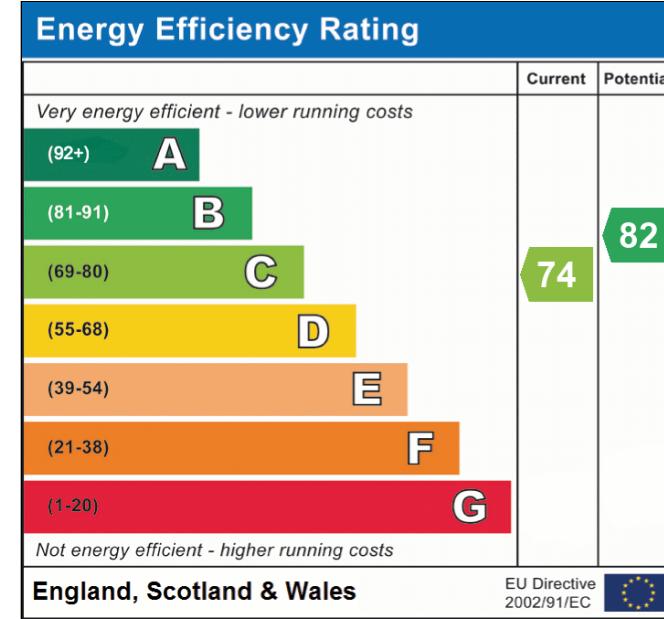
Allocated parking space to the rear.

Council Tax Band - C.



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

£250,000



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.

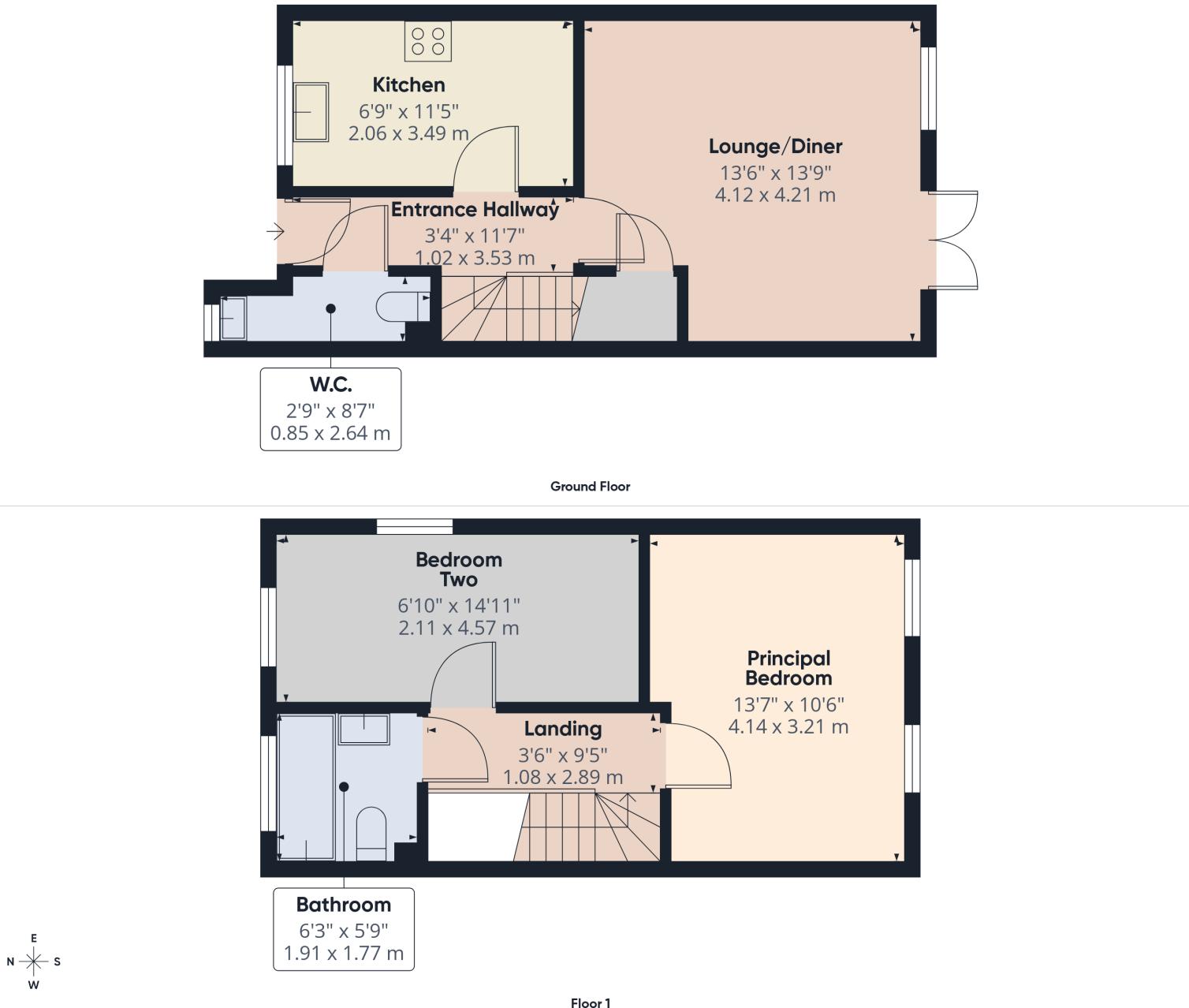
Approximate total area⁽¹⁾

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.

GIRAFFE360



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

£250,000