

Terence Painter

ESTATE AGENTS



- Large Lock-Up Garage
- 6.26m (20'6") Deep x 3.50m (11'6") Wide
- Approximately 22m<sup>2</sup> (239 sqft)
- Double Wooden Gates
- Brick & Block Construction
- Timber & Felt Roof
- Cul-de-Sac Location
- Rare Opportunity!



Garage at Wings Close, Broadstairs, Kent. CT101DT.

Freehold Guide Price £27,500

LARGER THAN AVERAGE LOCK-UP GARAGE LOCATED JUST OFF THE SEA FRONT AT BROADSTAIRS

A rare opportunity to acquire this substantial lock-up garage measuring internally 6.26m (20'7") deep x 3.50m (11'6") wide, with an internal height of 3.15m (10'4"). This garage is considerably larger than a typical domestic garage and could be suitable to accommodate a large car, caravan, small motor-home. The garage is of brick and block construction with a timber and felt roof, a concrete screeded floor and has double timber access doors.

The garage is located at the end of a cul-de-sac adjacent to other garages, just off the Eastern Esplanade at Broadstairs.

To arrange to view please contact the selling Agents Terence Painter on 01843 866866.

### Location

The garage is located at the end of Wings Close, a small cul-de-sac just off the Eastern Esplanade at Broadstairs.

### The Garage

Internal measurement 6.26m deep x 3.50m wide (20' 6" x 11' 6") with an internal height clearance of 3.15m (10'4")

Gate clearance 3.25m wide x 3.08 high (10'8" wide x 10'1" high).

Double wooden access doors. Concreted screeded floor. Brick & block construction with a timber and felt covered roof. For added security there are two lockable drop-down security posts.

### Services

There are no services connected to the premises.

### Agents Note:

We understand that there is a covenant limiting use of the land to 'use only as a garage for one private motor vehicle (including a motor caravan).'

### Offers

Offers to be submitted in writing to the Agents Terence Painter to: sales@terencepainter.co.uk by 12.00pm on Monday 21st October 2024.



**Garage at Wings Close, Broadstairs, Kent. CT101DT.**

**Guide Price £27,500**

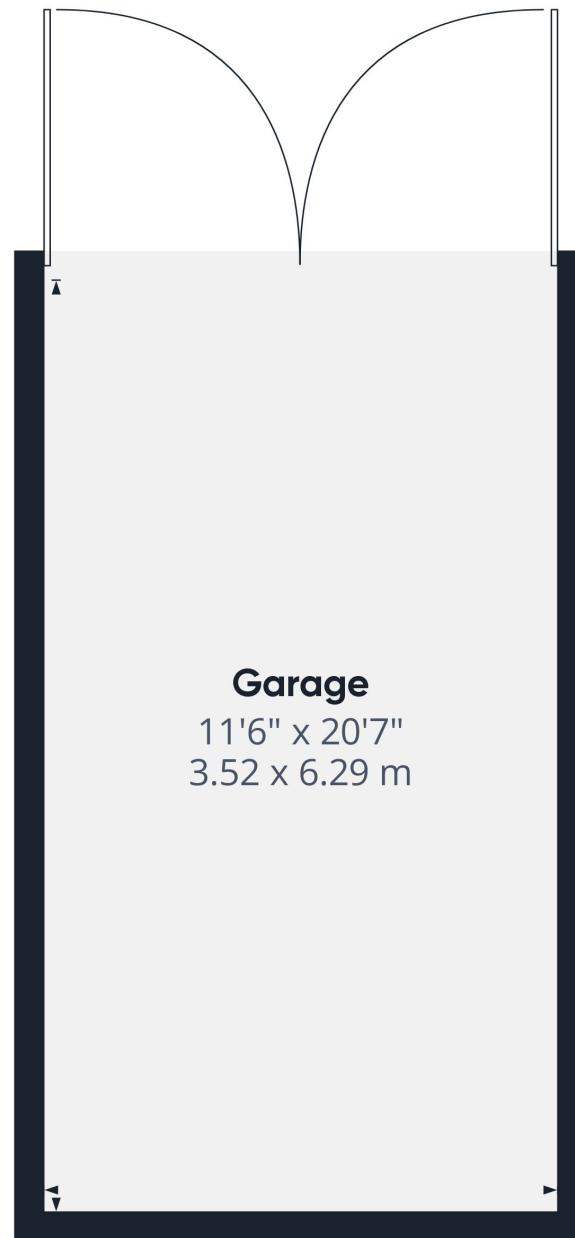


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto: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<sup>(1)</sup>**

239.17 ft<sup>2</sup>

22.22 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.

GIRAFFE360

**Garage at Wings Close, Broadstairs, Kent. CT101DT.**

**Guide Price £27,500**