



Terence Painter

ESTATE AGENTS

- Character Cottage
- Situated in the Heart of Broadstairs Town
- Two Bedrooms
- Bathroom & Additional w.c
- Lounge & Dining Room
- Fitted Kitchen
- Courtyard Garden Area
- No Forward Chain
- Ideal Holiday Home



31 Thanet Road, Broadstairs, Kent. CT101LF.

Freehold £350,000

SMACK BANG IN THE MIDDLE OF THE TOWN! Terence Painter Estate Agents are pleased to bring to the market this charming cottage situated within a stones throw of the High Street and the sandy Viking Bay beach. Upstairs the property boasts two bedrooms and a bathroom and downstairs there is a lounge, dining room and fitted kitchen that leads out to a court yard garden with outside w.c. These properties are very popular and we anticipate a high level of interest so call 01843 866866 today to arrange your viewing. Sole Agents.

Ground Floor

Hallway

Via double glazed front door.
Laminate flooring and door to:

Lounge

2.569m in to recess x 3.646m (8' 5" x 12' 0") Double glazed window to the front, radiator, laminate flooring, cupboards to the recesses (also housing the meters), feature fire place, television point and coving.

Dining Room

2.993m in to recess x 2.892m (9' 10" x 9' 6") Double glazed window to the rear, radiator, laminate flooring, cupboard to recess, stairs to the first floor landing and door to the kitchen.

Kitchen

2.378m x 1.909m (7' 10" x 6' 3") Range of matching wall and base units with roll top work surfaces, inset stainless steel sink and drainer unit with mixer taps over. Four ring electric hob with double oven under and extractor over, tiling to splash back, space and plumbing for washing machine and fridge/freezer, double glazed window to the side and double glazed door out to the garden.

First Floor

Landing

Loft access and doors to:

Bedroom One

3.107m x 3.595m (10' 2" x 11' 10") Double glazed window to the front, radiator, feature fire place and telephone point.

Bedroom Two

3.504m in to recess x 2.945m (11' 6" x 9' 8") Double glazed window to the rear, radiator, cupboard housing the water tank, feature fire place, cupboard and door to

Bathroom

1.861m x 2.392m (6' 1" x 7' 10") Low level w.c, pedestal wash hand basin, panelled bath with mixer taps and shower over, radiator, part tiled to three walls, double glazed frosted glass window to the rear.

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External Areas

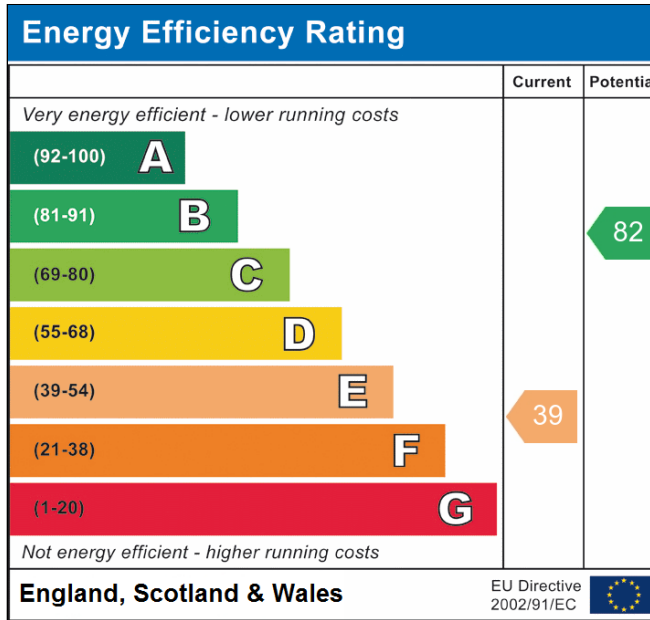
Courtyard Garden

Side gate, low maintenance, wall perimeters small shed and outside w.c.



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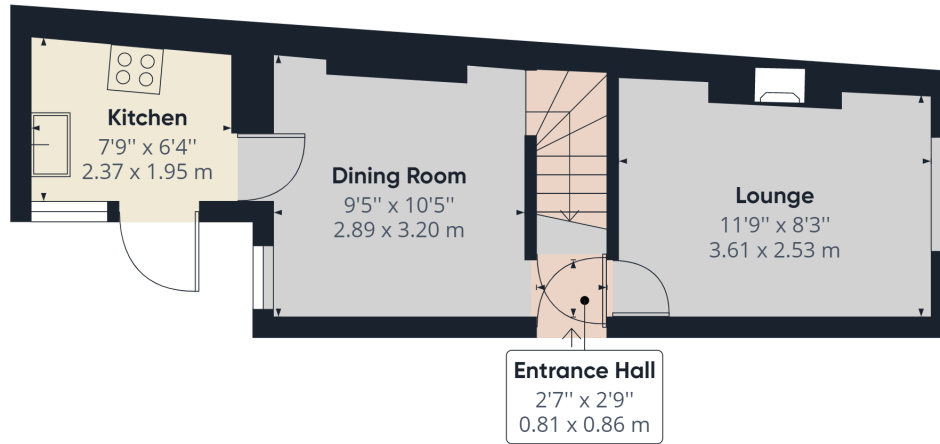


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

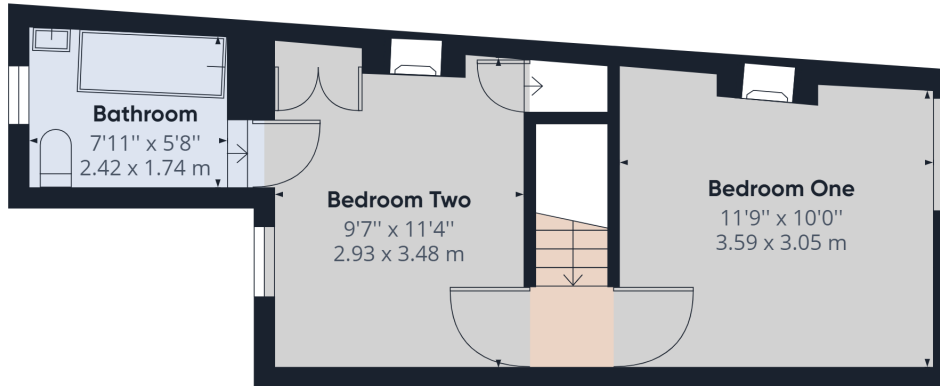
Email: sales@terencepainter.co.uk

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

568.04 ft²

52.77 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.

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