

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Two bedrooms (Including a open plan Studio Annex)
- Open Plan Kitchen/ Lounge/Dining Room
- 25'6" Conservatory
- Large Landscaped Rear Garden
- Block Paved Driveway For Three Cars
- Solar Panels Providing Free Electricity & Potential Income
- 15'5" Workshop/Garden Store
- Reading Street Village Location
- Located Close to Joss Bay & Callis Grange Nursery and Infant School

23 Old Green Road, Broadstairs, Kent. CT10 3BP.

Freehold £435,000

THIS UNIQUE DETACHED BUNGALOW LOCATED IN ONE OF BROADSTAIRS MOST SOUGHT AFTER LOCATIONS HAS SO MUCH MORE TO OFFER THAN FIRST MEETS THE EYE!

This home is a true merit to the current vendors who over the years have remodelled this property to make it the delightful and unique home it is today. This property sits proudly on a generous plot in one of Broadstairs most sought after locations close to the ever popular Reading Street which is served by a local pub, café and church. St Peters Village shops and amenities are located within one mile and Broadstairs town centre and railway station are within one and a half miles.

The flexible and spacious accommodation of this home comprises a welcoming entrance porch, well defined open plan kitchen/dining/lounge, 25'6" conservatory, well appointed bathroom with a jacuzzi bath, principle bedroom and an open plan annex with an independent access door. The annex boasts a fitted kitchenette, lounge area, bedroom area and an fitted shower/utility room. This home also boasts a large landscaped rear garden with a 15'5" brick built workshop/garden store which in our opinion could also make a fantastic home office or studio.

This home really has been much loved by the current vendors and has so much to offer so call Terence Painter Estate Agents now on to arrange your viewing!.

The Bungalow

Entrance

Access into the property is via a part glazed wood effect composite front door to the entrance porch.

Entrance Porch

1.37m x 1.33m (4' 6" x 4' 4") There is a further glazed wood effect composite door to the open plan lounge/kitchen/diner.

Open Plan Lounge/Kitchen/Dining Room

This is a well defined room with a door to the principal bedroom.

Lounge Area

5.50m x 3.32m (18' 1" x 10' 11") This area of the room features a double glazed bay window to the front of the property, door to the principal bedroom, feature log burner fireplace which also incorporates a small oven compartment, fitted shelving, television aerial point, two column style radiators and carpet flooring. This area is open to the kitchen/diner.

Principle Bedroom

5.32m x 3.62m (17' 5" x 11' 11") There is a double glazed window to the front of the property and a high level double glazed window to the side. This room features a range of fitted wardrobes with sliding doors, column radiator, wall lights, fitted shelving to one wall and carpet flooring.

23 Old Green Road, Broadstairs, Kent. CT10 3BP.

£435,000

Kitchen/Dining Area

9.26m x 2.73m (30' 5" x 8' 11") The kitchen comprises an extensive range of cream shaker style units with an integrated fridge/freezer and dishwasher. There is space and plumbing for a washing machine, tumble dryer and range cooker. There is a ceramic sink with mixer tap, wooden worktops, door to an inner lobby area, ladder style radiator and tiled flooring. The kitchen area is a bright and airy room with two double glazed windows to the rear of the property and a double glazed window to the side.

The dining area has fitted shelving, column style radiator, tiled flooring and double glazed French doors to the conservatory.

Inner Lobby

There is tiled flooring and doors leading off to the bathroom and conservatory.

Bathroom

2.39m x 2.19m (7' 10" x 7' 2") There is a frosted double glazed window to the rear of the property, double ended jacuzzi bath with a chrome mixer tap and hand shower attachment, wash hand basin with mixer tap inset to a vanity unit, low level w.c, ladder style towel radiator, recess storage unit, down lights, tiled walls and flooring.

Conservatory

7.77m x 3.45m (25' 6" x 11' 4") This impressive size room enjoys views over the garden and has double glazed French doors which provides access to the garden. There is a door to bedroom two/annex, fitted base units, contemporary style column radiator a vinyl flooring.

Bedroom Two/Annex

8.03m x 2.20m (26' 4" x 7' 3") This room is currently arranged as a self contained annex with a double glazed window and door to the front of the property. There is small kitchenette, lounge and sleeping areas. To the rear of this room are doors to the conservatory and a shower/utility room.

Shower/Utility Room

2.29m x 1.91m (7' 6" x 6' 3") There is a frosted double glazed window to the rear of the proeprty, fully tiled shower cubicle, low level w.c, wash hand basin inset to a vanity unit and a column style towel radiator. There is a fitted base unit with a stainless steel sink unit with mixer tap inset with space and plumbing below for a dishwasher. The walls and flooring are fully tiled.

23 Old Green Road, Broadstairs, Kent. CT10 3BP.

£435,000

Exterior

Rear Garden.

This very generous size garden features a large paved patio area immediately to the property with a complementing foot path which leads to the rear of the garden where there is a large solid built garden store room/workshop/studio. The garden features a number of brick built raised produce beds, pond, solid built chicken coop and a second solid built garden store. There is a large lawned area, log store and brick built double barbecue.

Garden Store

4.69m x 2.93m (15' 5" x 9' 7") This solid built room is currently used as a workshop/garden store however it benefits from lighting and power therefore, in our opinion, it could be converted into a home office or studio. There are double glazed sliding doors and a double glazed window.

Front Garden/Driveway

To the front of the property is a blocked paved driveway for three cars.

Council Tax Band


The council tax band is C.



23 Old Green Road, Broadstairs, Kent. CT10 3BP.

£435,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	86	94
(81-91) B		
(69-80) C		
(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.
 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.

Terence Painter

ESTATE AGENTS



Ground Floor Building 1

Approximate total area⁽¹⁾

1336 ft²

124.1 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

23 Old Green Road, Broadstairs, Kent. CT10 3BP.

£435,000

Garden Store Room

9'7" x 15'4"
2.93 x 4.69 m

Approximate total area⁽¹⁾

147 ft²

13.7 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor Building 2

23 Old Green Road, Broadstairs, Kent. CT10 3BP.

£435,000