



Terence Painter

ESTATE AGENTS

- Detached Bungalow
- Renovation Project
- No Chain!
- Two Double Bedooms
- Sought After Area
- 15'11 Lounge/Diner
- Large Rear Garden & Garage
- Close to Beach & High Street
- Close to Park & Local Amenities



8 Kings Avenue, Broadstairs, Kent. CT101DJ.

Freehold £375,000

TWO BEDROOM DETACHED BUNGALOW BEING OFFERED WITH NO FORWARD CHAIN, IN THE SOUGHT AFTER AREA OF KINGS AVENUE!

This two bedroom detached bungalow benefits from its ever popular chess board estate location and having no forward chain. The property which requires a full renovation has a welcoming entrance hallway, two double bedrooms, 15'11 lounge/diner, kitchen with integrated appliances, bathroom, w.c, conservatory, good sized rear garden and a garage.

The bungalow is ideally situated within yards of the picturesque sandy beach at Stone Bay and within a mile of Broadstairs High Street where you will find many shops, cafes, restaurants, schools and transport links.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

INTERNAL

Entrance Hallway

4.93m x 1.50m (16' 2" x 4' 11") Entrance into the property is gained via a wooden part glazed door. The entrance hall features a loft hatch, radiator, storage cupboard and carpeted flooring.

Principal Bedroom

4.13m x 3.60m (13' 7" x 11' 10") The principal bedroom has a double glazed window to front, radiator and carpeted flooring.

Bedroom Two

2.80m x 2.46m (9' 2" x 8' 1") Bedroom two features a double glazed window to front, radiator and carpeted flooring.

Lounge/Diner

4.87m x 3.62m (16' 0" x 11' 11") The lounge/diner features a double glazed UPVC door to rear garden, feature fireplace, radiator and carpeted flooring.

Bathroom

1.83m x 1.59m (6' 0" x 5' 3") The bathroom has a double glazed frosted window to side, radiator, panelled bath, wash hand basin, tiled walls and carpeted flooring.

W.C.

1.84m x 0.84m (6' 0" x 2' 9") Double glazed frosted window to side, low level w.c, tiled walls and tiled flooring.

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Kitchen

4.08m x 2.86m (13' 5" x 9' 5") The kitchen features a double glazed window to side and rear, high and low level units, stainless steel sink unit inset to laminate countertop, integrated oven, gas hob inset to countertop, space and plumbing for washing machine, dishwasher & fridge freezer, dryer, tiled walls and carpeted flooring. Double glazed door leading to:

Conservatory

4.28m x 2.91m (14' 1" x 9' 7") Glazed UPVC conservatory.

EXTERNAL

Rear Garden

Easterly facing lawned rear garden with fence borders and access to garage.

Garage

5.17m x 2.53m (17' 0" x 8' 4")

Council Tax Band - D.



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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.

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Approximate total area⁽¹⁾

969.3 ft²

90.05 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.

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