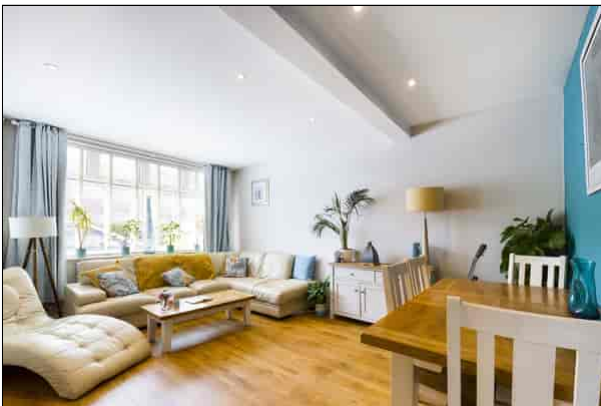




Terence Painter

ESTATE AGENTS

- Well Cared For End of Terrace Home
- Four Bedrooms
- Fitted Bathroom Suite with Shower
- Lounge & Dining Room
- Fitted Kitchen & Integrated Appliances
- Off Street Parking
- Low Maintenance Garden with Patio and Pagoda
- Cellar
- Close to Shops & Amenities
- Must Be Seen to be Appreciated!



5 Northdown Road, Broadstairs, Kent. CT102UN.

Freehold £385,000

BEAUTIFULLY PRESENTED QUIRKY AND SPACIOUS FAMILY HOME IN THE HEART OF ST PETERS! Terence Painter Estate Agents are proud to be marketing this well cared for four bedroom house with valuable off street parking. Internally the accommodation is arranged over three floors and boasts three double bedrooms, one single bedroom, large fitted bathroom with shower, bright and airy lounge, dining room, fitted kitchen with integrated appliances and a cellar. To the rear is a low maintenance garden with pagoda seating area and a patio area with double side gate that could allow for further off street parking for a small vehicle.

St Peters Village is full of charm and character and has a variety of shops including the Co op store, Pharmacy, Hairdressers and a selection on pubs and micro pubs. Westwood Cross shopping center is a short drive away as is a choice of sandy beaches including the picturesque Viking Bay. Call us today on 01843 866866 to arrange your viewing. Sole Agents.

Ground Floor

Entrance Hallway

Wood effect vinyl flooring, radiator, inset spot lighting, door to the cellar, stairs to the landing and doors to all rooms.

Lounge

5.27m x 4.16m (17' 3" x 13' 8") Double glazed window to the front and side, radiator, wood effect vinyl flooring, television and telephone point and inset spot lighting.

Downstairs W.C.

Low level w.c, wash hand basin with vanity unit under, double glazed frosted glass window to the rear and tiled floor.

Cellar

Power and light.

Dining Room

0m x 0m (0' 0" x 0' 0") 3.01m x 3.10m (9' 11" x 10' 2") Open plan to the kitchen. Double glazed window to the side, wood effect vinyl flooring, inset spot lighting, radiator and open archway in to the kitchen.

Kitchen

3.53m x 3.11m (11' 7" x 10' 2") Range of fitted matching wall and base units with laminate worktops. Inset sink and drainer unit with mixer taps over. Space and plumbing for cooker with extractor over, integrated fridge, dish washer and washing machine. Cupboard housing the combination boiler, inset spot lighting, tiling to splash back, wood effect vinyl flooring and door to the garden.

First Floor

First Floor Landing

Split level landing with two double glazed windows to the side, radiator, laminate flooring, inset spot lighting, doors to all rooms and door with stairs that lead up to bedroom four.

Bedroom One

4.19m x 3.66m Measured as one room (13' 9" x 12' 0") (Currently split in to two rooms by a stud wall) Two double glazed windows to the front, two radiators, currently a bedroom and a dressing room,

5 Northdown Road, Broadstairs, Kent. CT102UN.

£385,000

Bedroom Two

3.35m x 3.04m Both measurements are maximum length and width (11' 0" x 10' 0") L-Shaped Room. Double glazed window to the rear and radiator.

Bathroom

3.71m x 1.97m (12' 2" x 6' 6") Low level w.c, pedestal wash hand basin, panelled bath with mixer taps and shower extension, fully tiled floor and walls, double width shower cubicle, heated chrome towel rail, double glazed frosted glass window to the side, inset spot lighting and high level internal frosted glass window to the side.

Bedroom Three

3.54m to recess x 3.24m (11' 7" x 10' 8") Double glazed window to the side and a radiator.

Bedroom Four

5.44m x 3.75m (17' 10" x 12' 4") Stairs leading up to bedroom four. Inset spot lighting, radiator, built in wardrobes and two double glazed window to the rear.

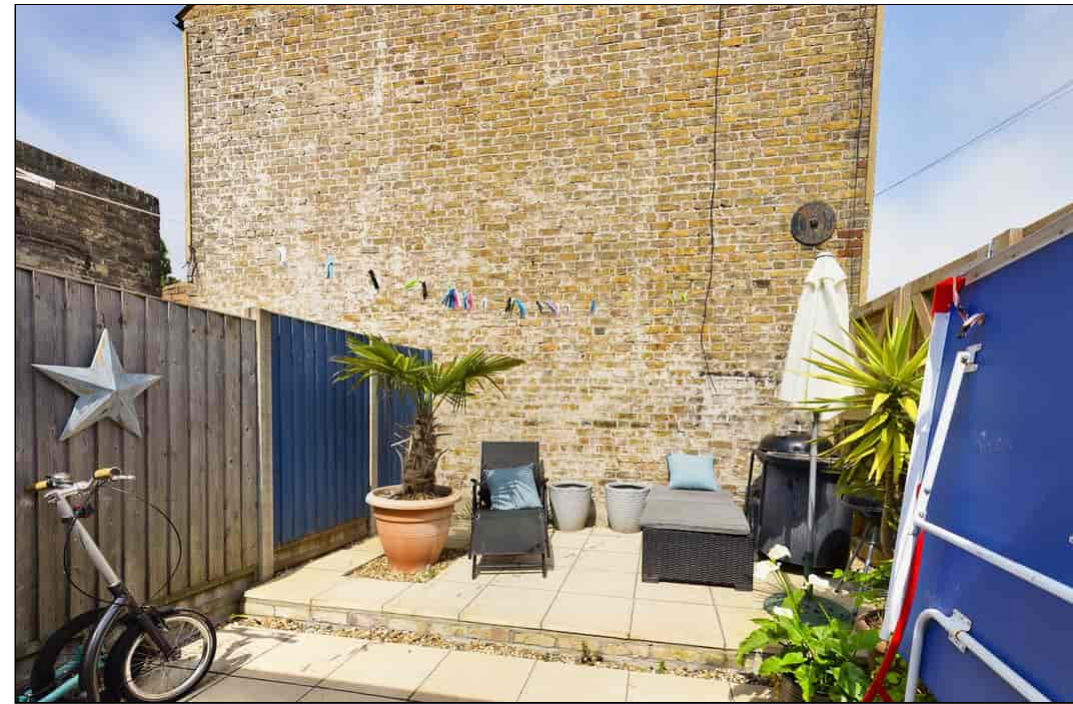
External Area

Rear Garden

7.61m (25' 0") Side storage area, timber frame pagoda with patio floor. Power and light, door to the main garden area with patio, wall and fence perimeters and double gates to side which could allow for additional off street parking for a small vehicle.

Front Garden

Shingle driveway with off street parking for up to two vehicles.



5 Northdown Road, Broadstairs, Kent. CT102UN.

£385,000

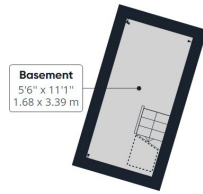


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

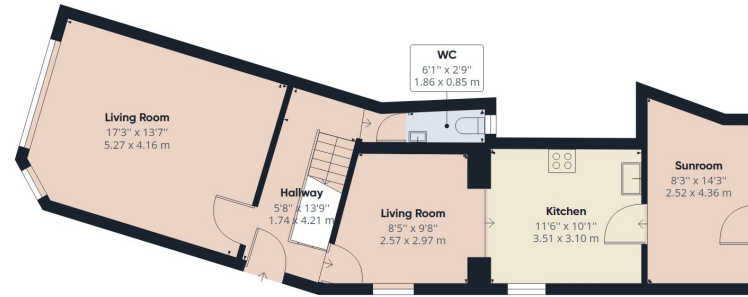
Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

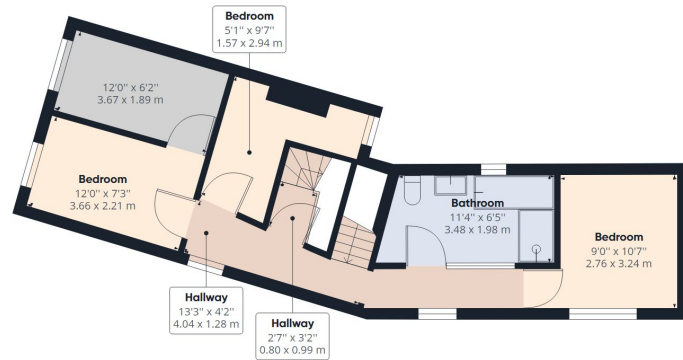
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in 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.



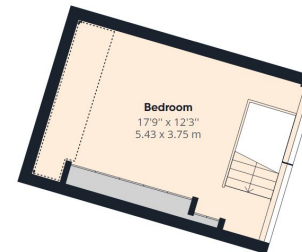
Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1463.36 ft²
135.95 m²

Reduced headroom

41.08 ft²
3.82 m²

(1) Excluding balconies and terraces

⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360