



Terence Painter

ESTATE AGENTS

- Mid Terrace Town House
- Three Double Bedrooms
- Master Bedroom En-suite
- Located Within Yards of Viking Bay & Town Centre
- Double Driveway
- Lounge
- No Forward Chain
- Well Appointed Kitchen With Integrated Appliances & Granite Worktops
- Family Bathroom & Downstairs W.C
- Conservatory
- South Facing Court Yard Style Garden
- Well Presented Accommodation
- Spacious Accommodation Over Three Floors



4 Harbour Mews, Broadstairs, Kent. CT101AF.

Freehold £395,000

THREE BEDROOM FAMILY HOME IN THE HEART OF BROADSTAIRS WITH NO FORWARD CHAIN!

This delightful three bedroom mid-terrace town-house is situated in the heart of Broadstairs, within only yards of the picturesque Viking Bay and the bustling High Street with its eclectic mix of independent shops, bars and restaurants.

This home offers generous accommodation arranged over three floors. On the ground floor there is a well-appointed kitchen/diner with integrated appliances and granite worktops, conservatory and a cloakroom/w.c. At first floor level there is a bright and airy lounge, a family bathroom and a double bedroom with French doors which open to a south facing Juliet balcony. On the second floor are two further double bedrooms one of which features an en-suite shower-room. To the front of the property there is off-street parking for two cars and to the rear a private south-facing courtyard garden. The property would in our opinion make the ideal weekend retreat, holiday let or permanent sea-side home. The property is being offered with no forward chain so call Terence Painter Estate Agents now on 01843 866866 to arrange your appointment to view.

## Ground Floor

### Entrance

Access into the property is via a upvc front door into the entrance hall.

### Entrance Hall

There are carpeted stairs to the first floor, radiator, down lights, tiled flooring and doors leading off to the cloakroom/w.c and kitchen.

### Cloakroom/W.C

There is a low level w.c, pedestal wash hand basin with chrome mixer tap, radiator, extractor, part tiled walls and tiled flooring.

## Kitchen

3.825m x 2.887m (12' 7" x 9' 6") This very well appointed kitchen comprises a range of fitted wall, base and drawer units with integrated appliances including a fridge/freezer, washing machine, dish washer, electric oven/grill and a five burner gas hob with an extractor hood over. There is a wall mounted combination boiler housed in a wall unit, localised tiling, under unit lighting, down lights, tiled flooring, radiator, television and telephone points and a double glazed window and door to the conservatory.

## Conservatory

2.989m x 2.927m (9' 10" x 9' 7") The current vendors have this room laid out as a dining room. There are two fitted cupboards, double glazed French doors to the courtyard garden and tiled flooring.

## First Floor

### Landing

There are carpeted stairs to the second floor, radiator and doors leading off to the lounge and bedroom two.

### Lounge

5.078m x 3.899m (16' 8" x 12' 10") There is a large double glazed window to the front of the property, television and telephone point, radiator and carpet flooring.

### Bedroom Two

4.133m x 3.858m (13' 7" x 12' 8") There are double glazed French doors with side lights to the rear of the property which open to a Juliet balcony, television and telephone point, radiator and carpet flooring.

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## Second Floor

### Landing

There is an access hatch to the loft space, carpet flooring, radiator and doors leading off to the bathroom and remaining bedrooms.

### Master Bedroom

4.631m x 3.834m (15' 2" x 12' 7") There are double glazed windows to the front of the property, television and telephone point, radiator, carpet flooring and a door to the en-suite shower room.

### En-suite Shower Room

This room features a fully tiled double width shower cubicle, low level w.c, pedestal wash hand basin with a chrome mixer tap and illuminated mirror over, towel radiator, down lights, extractor and fully tiled walls and flooring.

### Bedroom Three

3.863m x 2.525m (12' 8" x 8' 3") There is a double glazed window to the rear of the property, television and telephone points, radiator and carpet flooring.

### Bathroom

2.474m x 1.439m (8' 1" x 4' 9") This room features a panelled bath with a chrome mixer tap with shower attachment, low level w.c, pedestal wash hand basin with a chrome mixer tap and illuminated mirror over, towel radiator, down lights, extractor and fully tiled walls and flooring.

## Exterior

### Courtyard Garden

3.985m wide x 1.886m deep (13' 1" x 6' 2") This south facing courtyard garden is shingled.

## Driveway

To the front of the property is a double tandem driveway for two cars.



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

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