

Terence Painter

ESTATE AGENTS



- End of Terrace House
- Three Bedrooms
- Large South Facing Garden
- Central Broadstairs Location
- No Forward Chain
- Well Appointed Bathroom
- Located Within 0.3 Miles of the Beach, High Street & Transport Links
- 24'11" Double Aspect Lounge/Diner
- Recently Re-decorated & Re-carpeted
- Peaceful Cul-de-sac Location



10 Stone Gardens, Broadstairs, Kent. CT10 1EA.

Freehold £350,000

WELL PRESENTED THREE BEDROOM END OF TERRACE HOME IN CENTRAL BROADSTAIRS WITH A LARGE GARDEN & NO FORWARD CHAIN.

Situated on a peaceful cul-de-sac in the heart of Broadstairs is this immaculately presented and deceptively spacious three bedroom end of terrace house which has recently undergone a schedule of cosmetic improvements including being redecorated and new flooring throughout. This property is located just 0.2 miles away from the town and 0.3 miles away from the sandy beaches of Stone Bay & Viking Bay.

The property itself has a spacious 24' 11" Living Room, fitted kitchen, cloakroom/w.c, well appointed bathroom, three bedrooms and a large south facing walled garden which extends to the side and rear of the property and offers excellent potential for extension (subject to the necessary planning consents), making this an exciting opportunity for buyers looking to further enhance the home.

In our opinion this property would make an ideal holiday home, first time buy or permanent residence and is perfectly situated to enjoy all that Broadstairs has to offer.

Call Terence Painter Estate Agents on 01843 866866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a part glazed UPVC door to the entrance hall.

Entrance Hall

1.91m x 0.97m (6' 3" x 3' 2") There is a radiator, carpet flooring and doors leading off to the lounge/diner and cloakroom/w.c.

Cloakroom/W.C

1.89m x 1.01m (6' 2" x 3' 4") There is a frosted double glazed window to the front of the property, low level w.c, wash hand basin, radiator and vinyl flooring.

Lounge/Diner

7.60m x 4.32m (24' 11" x 14' 2") This impressive size and well defined double aspect room features a double glazed window to the front of the property and a large double glazed window to the rear which floods the room with light and provides delightful views of the rear garden. There are carpeted stairs to the first floor, feature wooden fireplace, door to the kitchen, media points, radiator and carpet flooring.

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Kitchen

2.65m x 2.21m (8' 8" x 7' 3") This room features a range of fitted wall, base and drawer units with space and plumbing for a washing machine, cooker and fridge/freezer. There is a stainless steel sink unit inset to stone effect worktops, localised wall tiling, wall mounted boiler housed in a wall unit and vinyl flooring. There is a double glazed window and door to the rear which provides access to the garden.

First Floor

Landing

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

Bedroom One

3.58m x 3.05m (11' 9" x 10' 0") This room is located at the rear of the property and boasts a large double glazed window which offers stunning elevated roof top views across Broadstairs and towards Viking bay with a distant sea glimpse. There is a fitted wardrobe, radiator and carpet flooring.

Bedroom Two

3.23m x 3.06m (10' 7" x 10' 0") This room boasts a large double glazed window to the front of the property, two built in wardrobes, radiator and carpet flooring.

Bedroom Three

2.66m x 2.02m (8' 9" x 6' 8") This double aspect room boasts a double glazed window to the rear of the property which offers stunning elevated roof top views across Broadstairs and towards Viking bay with a distant sea glimpse. There is a radiator and carpet flooring.

Bathroom

2.01m x 1.95m (6' 7" x 6' 5") There is a frosted double glazed window to the front of the property, low level w.c, pedestal wash hand basin and a panelled bath with a mixer shower over. There are tiled walls, radiator and tiled flooring.

Exterior

Garden

15.50m x 11.50m (50' 10" max x 37' 9" max) (L shaped) This property boasts a generous size walled garden which is mainly laid to lawn and extends to the side and rear of the property. There are brick wall boundaries, a large raised decked terrace area immediately to the property, large timber shed, side access gate, outside lighting, power points and hose point.

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Agents Note

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Council Tax Band

The council tax band is C.

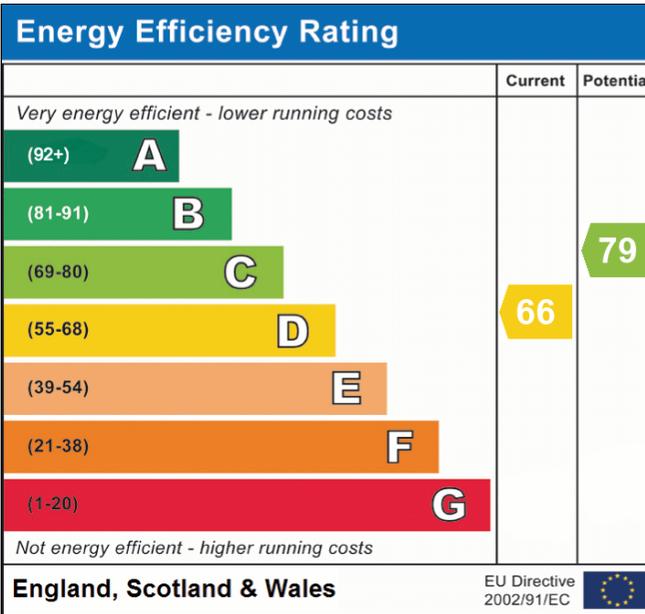
Parking

There is unrestricted on street parking to the front of the property.



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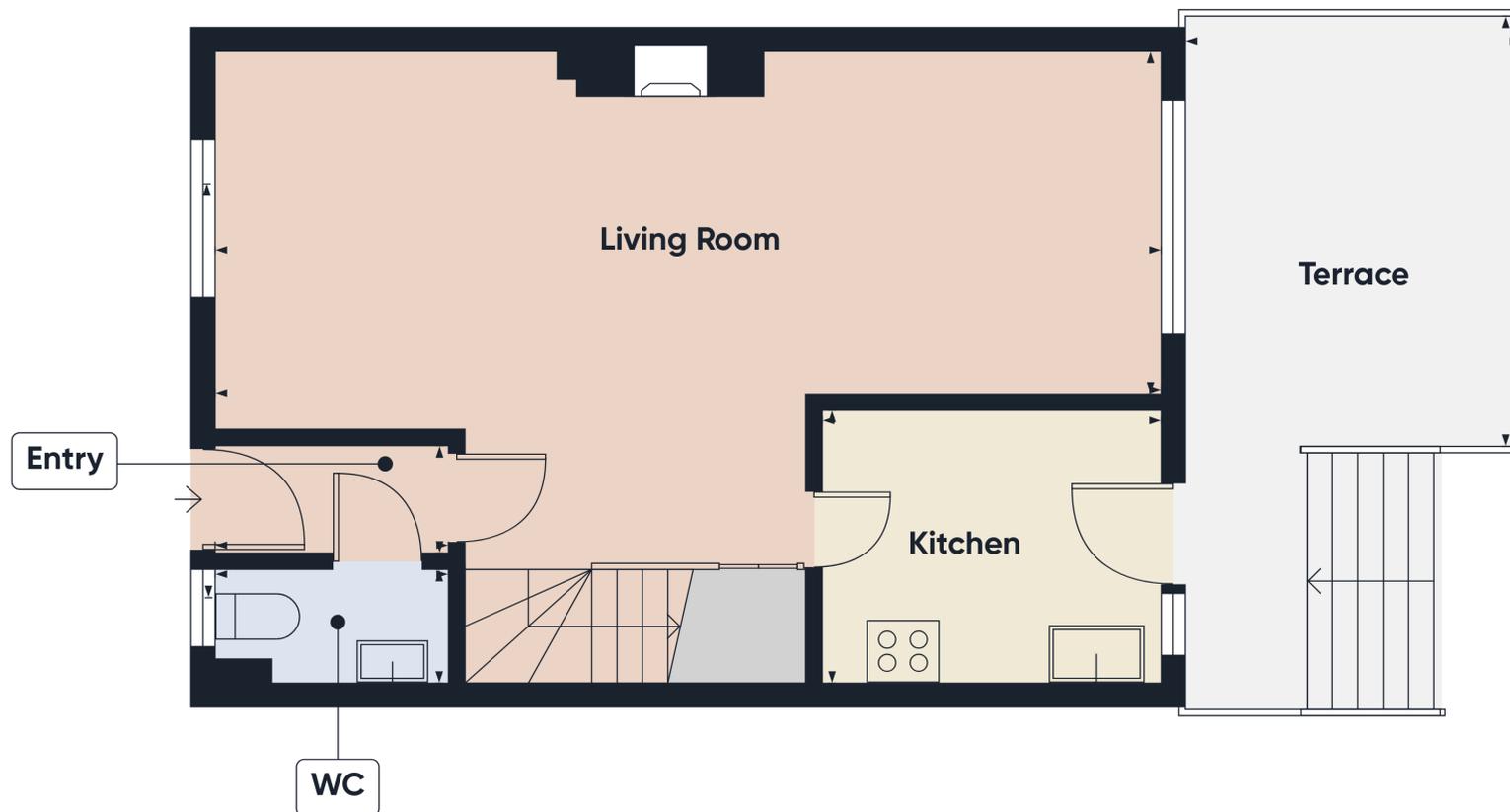


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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.



Ground Floor

Approximate total area⁽¹⁾

410 ft²

38.1 m²

Balconies and terraces

142 ft²

13.2 m²

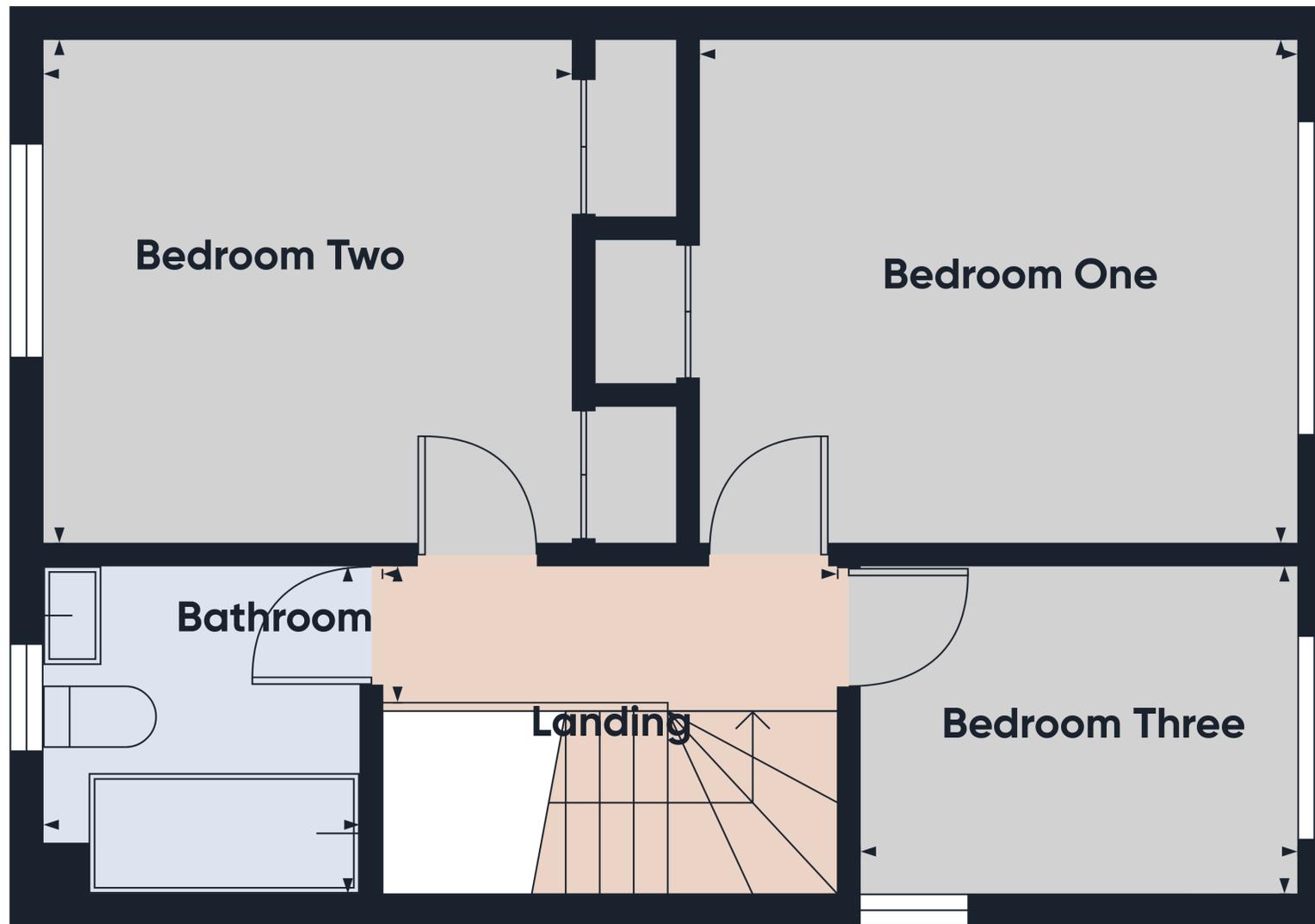
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾
375 ft²
34.8 m²

(1) Excluding balconies and terraces

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