



Terence Painter

ESTATE AGENTS

- Ground Floor Apartment
- Bright & Airy Lounge
- Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Short Walk from the Beautiful Stone Bay Beach
- Great Cliff Top Walks
- No Onward Chain!
- Allocated Garden Area
- Ideal as a Second Home or Holiday Retreat
- Close to the Sea Front



23 Cheviot Court, Broadstairs, Kent. CT101DS.

Leasehold Share of Freehold £300,000

SITUATED ABOVE THE BEAUTIFUL STONE BAY BEACH IS THIS WELL PRESENTED AND SPACIOUS GROUND FLOOR APARTMENT WITH GARDENS AND PARTIAL SEA VIEWS! Terence Painter Estate Agents are proud to be marketing this great property with two double bedrooms, fitted bathroom and kitchen with integrated appliances and a lovely lounge overlooking the green with glimpses of the sea. The property is within a 0.9 of a mile of the picturesque Broadstairs High Street with its variety of shops, restaurants and public houses.

The property is ideal as a second home or as a holiday retreat and can be used as a holiday let, however we believe it could be best enjoyed as a main residence for those who want to be on one floor and close to the sea. Call us today on 01843 866866 to arrange your viewing. No Chain. Sole Agents.

Ground Floor

Entrance Porch

Via double glazed door.

Fully double glazed with tiled floor and wood frame frosted glass door into:

Hallway

Laminate flooring, radiator, cupboard housing meters, store cupboard and doors to all rooms.

Lounge

3.97m x 3.65m (13' 0" x 12' 0") Double glazed window to the front with partial sea views, radiator, television point and double glazed window to the side.

Bedroom Two

3.03m x 3.65m (9' 11" x 12' 0") Double glazed window to the rear and radiator.

Bedroom One

3.64m x 3.08m (11' 11" x 10' 1") Double glazed window to the front with partial sea views, radiator, built in cupboard and coving.

Bathroom

2.45m x 1.51m (8' 0" x 4' 11") Low level w.c, wash hand basin with vanity unit under, panelled bath with mixer taps and shower over. Tiled walls and floor, heated towel rail and double glazed frosted glass window to the rear.

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Kitchen

3.42m x 2.41m (11' 3" x 7' 11") Range of matching wall and base units with roll top work surfaces and inset stainless steel sink and drainer unit with mixer taps over. Four ring electric hob with oven under and extractor over, tiling to splash back, tiled floor, integrated dish washer and washing machine, recess for fridge/freezer, radiator, cupboard housing the "Vaillant" boiler and double glazed window to the rear.

External Area

Garden Area

Mainly laid to lawn with established hedges to rear.

Lease & Council Tax Information

The vendors have advised us that the property benefits from the remainder of a 999 year lease which commenced in 1961.

The annual service charges are currently £125.00.

Each property is responsible for undertaking their own exterior maintenance

Ground rent is set at £18 per annum

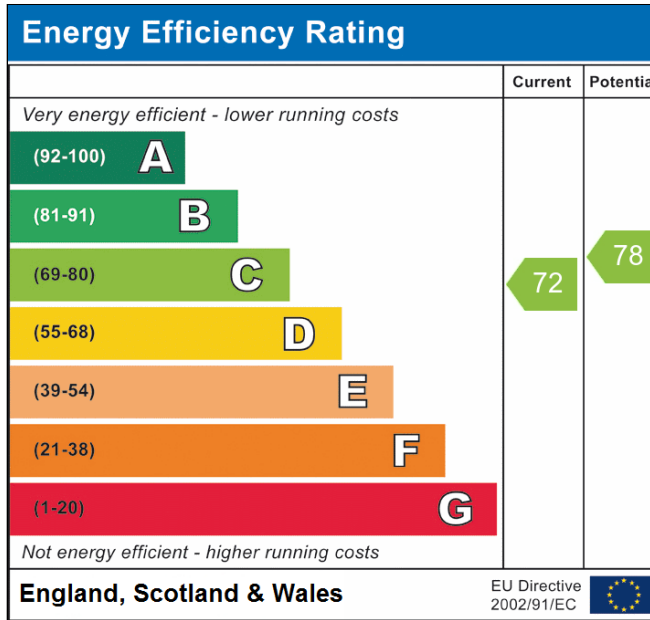
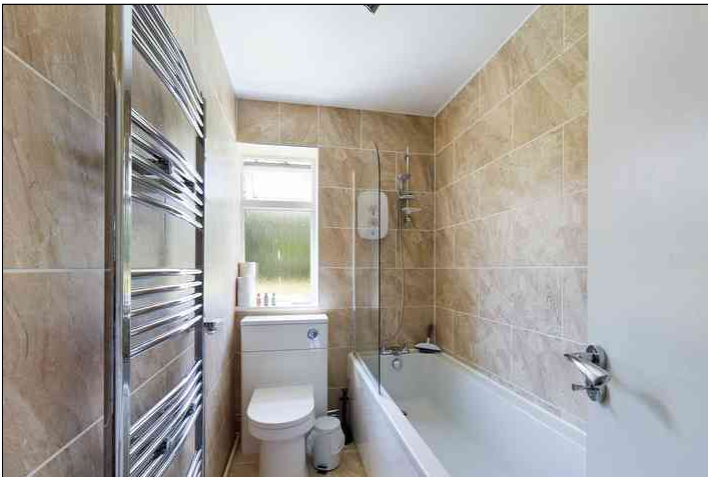
The building insurance charges for year 2021/2022 were £213.64

The Council Tax band is B.



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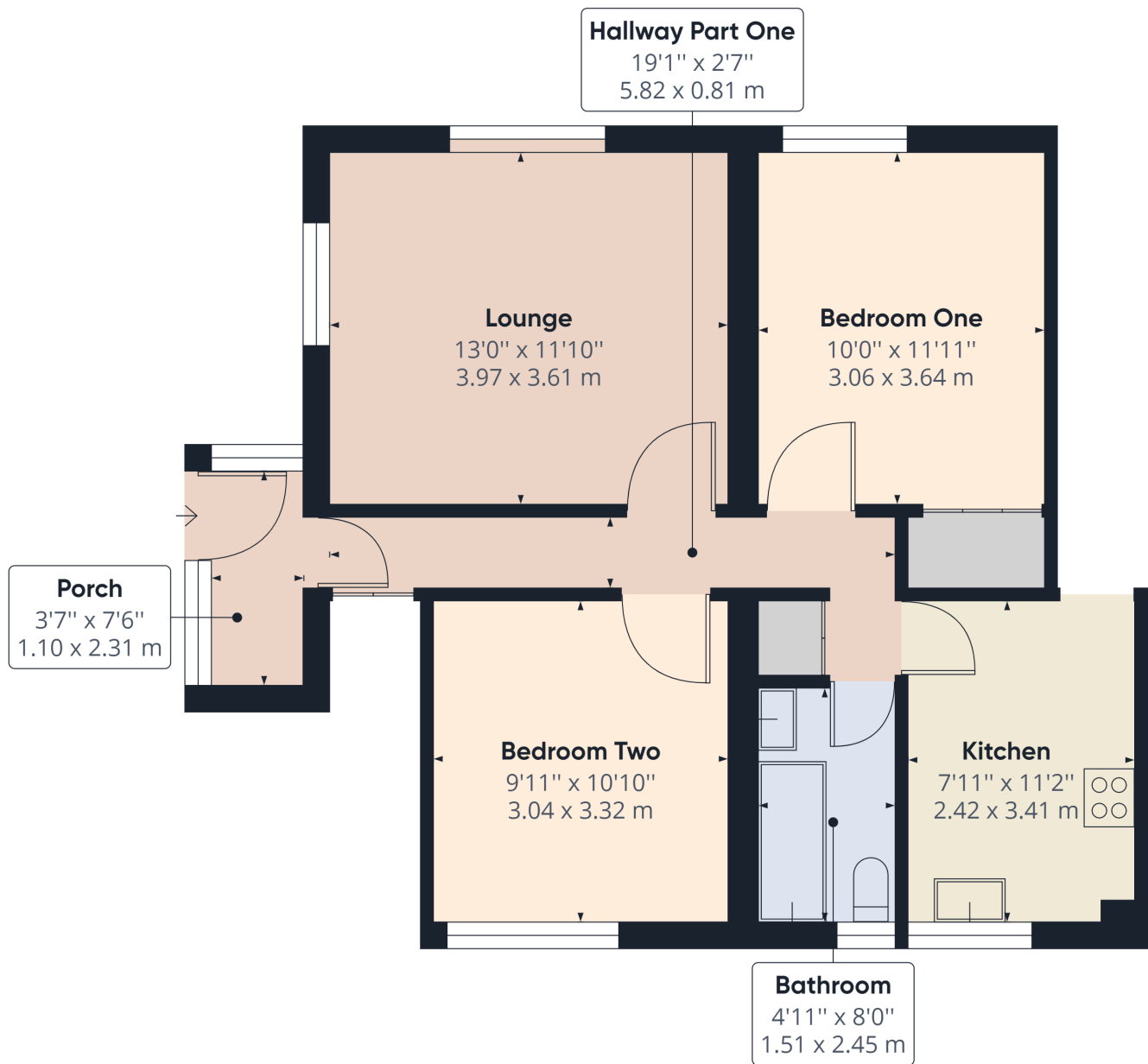


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.



Approximate total area⁽¹⁾

618.81 ft²
57.49 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.

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