

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- No Forward Chain
- Dumpton Gap Location
- Requires Modernisation
- Generous Size Lawned Garden
- Two Double Bedooms
- Garage & Driveway
- 15'8" Living Room
- Bathroom & Separate W.C



4 Colburn Road, Broadstairs, Kent. CT101SE.

Freehold £335,000

No Forward Chain – Make Your Mark on This Ideally Located Two-Bedroom Detached Bungalow Situated in one of Broadstairs' most desirable residential areas

This generously sized detached bungalow enjoys a wonderful position just moments from the sandy shores of Dumpton Gap, scenic cliff-top walks, local schools, and convenient transport links.

While the property would benefit from modernisation, it offers well-proportioned and versatile accommodation throughout. The layout includes a welcoming entrance porch with a fitted cloak cupboard, a bright 15'8" double-aspect living room with direct access to the rear garden, and a kitchen/diner also opening onto the garden.

There are two spacious double bedrooms, along with a bathroom and a separate WC. Outside, the sense of space continues with a mainly lawned garden, as well as a driveway and garage providing ample parking. Viewing is highly recommended to fully appreciate the potential on offer. Contact Terence Painter Estate Agents on 01843 866 866 to arrange your appointment.

## The Bungalow

### Entrance

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

### Entrance Porch

1.24m x 1.11m (4' 1" x 3' 8") There is a fitted cloak cupboard and glazed wooden door to the living room.

### Living Room

4.78m x 4.66m (15' 8" x 15' 3") This is a double aspect room with a large double glazed window to the front of the property, glazed UPVC door to the rear providing access to the garden and a radiator.

### Kitchen/Breakfast Room

3.60m x 2.86m (11' 10" x 9' 5") There is a double glazed window to the side of the property, door to the side, range of fitted units.

### Inner Hallway

3.60m x 1.05m (11' 10" x 3' 5") There is a storage cupboard, loft hatch and a radiator.

### Bedroom One

4.79m x 2.94m (15' 9" x 9' 8") There is a double glazed window to the rear of the property and a radiator.

### Bedroom Two

2.73m x 2.61m (8' 11" x 8' 7") There is a double glazed window to the side of the property and a radiator.

### Bathroom

1.71m x 1.55m (5' 7" x 5' 1") There is a frosted double glazed window to the side of the property, panelled bath, pedestal wash hand basin and a ladder style towel radiator.

### Seperate W.C

1.84m x 0.83m (6' 0" x 2' 9") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin and a radiator.

**4 Colburn Road, Broadstairs, Kent. CT101SE.**

**£335,000**

## Exterior

### Rear Garden

This home benefits from a generous size west facing lawned rear garden.

### Garage & Driveway

4.85m x 2.56m (15' 11" x 8' 5") There is a metal up and over door to the front, door to the rear, lighting and power points.

### Council Tax Band

This property is a council tax band C.

### 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.



**4 Colburn Road, Broadstairs, Kent. CT101SE.**

**£335,000**



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

Email: [sales@terencepainter.co.uk](mailto: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<sup>(1)</sup>

814 ft<sup>2</sup>  
75.7 m<sup>2</sup>

(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.

GIRAFFE360

4 Colburn Road, Broadstairs, Kent. CT101SE.

£335,000