

Terence Painter

ESTATE AGENTS



- Detached Three Bedroom Bungalow
- No Forward Chain
- Double Aspect Living Room
- Peaceful Cul-de-sac Location
- Garage & Triple Tandem Driveway
- Kitchen
- Conservatory
- South Facing Garden
- Requires Modernisation
- Central Broadstairs



8 Harmsworth Gardens, Broadstairs, Kent. CT10 1BD.

Freehold £399,950

PUT YOUR OWN STAMP ON THIS GENEROUS HOME IN A PEACEFUL CUL-DE-SAC IN THE HEART OF BROADSTAIRS!

Offered to the market with no forward chain, this deceptively spacious bungalow provides flexible accommodation arranged over two floors and presents an excellent opportunity for modernisation. Situated in one of Broadstairs' most sought-after cul-de-sac locations, the property is ideally placed just 0.4 miles from the train station and High Street, and only 0.6 miles from the sandy beach at Viking Bay. A wide range of schools, shops, cafés, bars, and restaurants are also close by.

The ground floor comprises an L-shaped entrance hall, a double-aspect living room with access to the garden, kitchen, conservatory, two double bedrooms, a bathroom, and a separate WC. To the first floor is the third bedroom, which benefits from a large dormer window offering distant sea views, along with access to a dressing room.

Externally, the property continues to impress with a south-facing rear and side garden, a garage with light and power, and a large driveway providing off-road parking for up to three vehicles. Early viewing is highly recommended to fully appreciate the space, location, and potential on offer. Please contact Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access to the property is via a part glazed wooden door to the side of the property.

Entrance Porch

1.21m x 0.72m (4' 0" x 2' 4") There is a further glazed wooden door to the entrance hall.

Entrance Hall

4.06m x 1.56m (13' 4" x 5' 1") This is an L shaped entrance hall with stairs to the first floor and doors leading off to the kitchen, living room, bathroom, seperate w.c and bedrooms one and two.

Living Room

6.07m x 3.95m (19' 11" x 13' 0") This is a double aspect room with a double glazed window to the side of the property and double glazed French doors to the rear which provide access to the garden. There is a tiled fireplace, service hatch to the kitchen, radiator and carpet flooring.

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Kitchen

3.38m x 3.29m (11' 1" x 10' 10") There is a double glazed window to the rear which enjoys views over the garden and a glazed door to the conservatory. The kitchen comprises a range of fitted wall and base units with space and plumbing for appliances, service hatch to the living room and a large cupboard housing the boiler.

Conservatory

5.08m x 2.06m (16' 8" x 6' 9") There are doors to the front and rear of the property.

Bedroom One

4.36m x 3.93m (14' 4" x 12' 11") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bedroom Two

2.87m x 3.38m (9' 5" x 11' 1") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bathroom

1.69m x 1.68m (5' 7" x 5' 6") There is a double glazed window to the side of the property, panelled bath with shower over, pedestal wash hand basin, radiator, part tiled walls and carpet flooring.

Seperate W.C

There is a double glazed window to the side of the property and a low level w.c.

First Floor

Bedroom Three

3.09m x 2.92m (10' 2" x 9' 7") There is a double glazed dormer window to the side of the property with a distant sea view, carpet flooring and a door to the dressing room.

Dressing Room

2.91m x 2.35m (9' 7" x 7' 9") There is a Velux window to the side of the property, built in storage, radiator and carpet flooring.

Exterior

Rear Garden

This south facing garden extends to the side and rear of the property and is mainly laid to lawn with an abundance of mature hedges and shrubs. There is a door to the garage.

Garage & Driveway

5.22m x 2.79m (17' 2" x 9' 2") There is a metal up and over door to the front, door and window to the rear, lighting and power points. To the front of the garage is a large driveway for up to three cars.

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Council Tax Band

The council tax band is D.

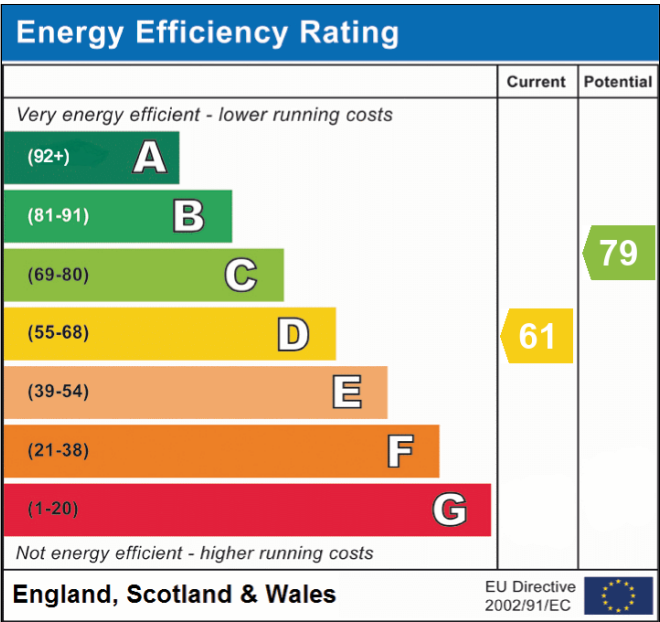
Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Terence Painter Estate Agents, they will need to undertake an identification check. This is carried out to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



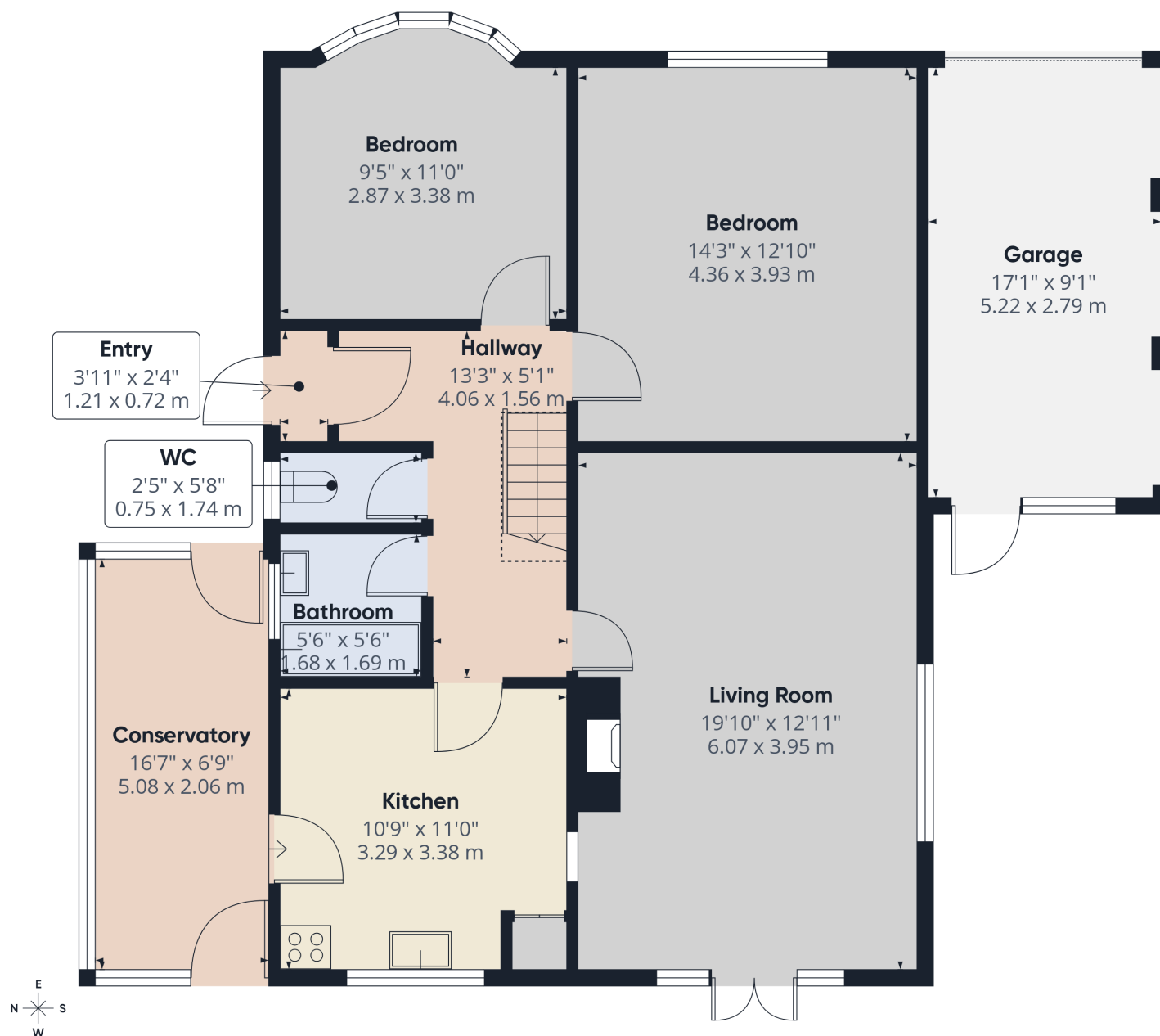
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

1084 ft²

100.8 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

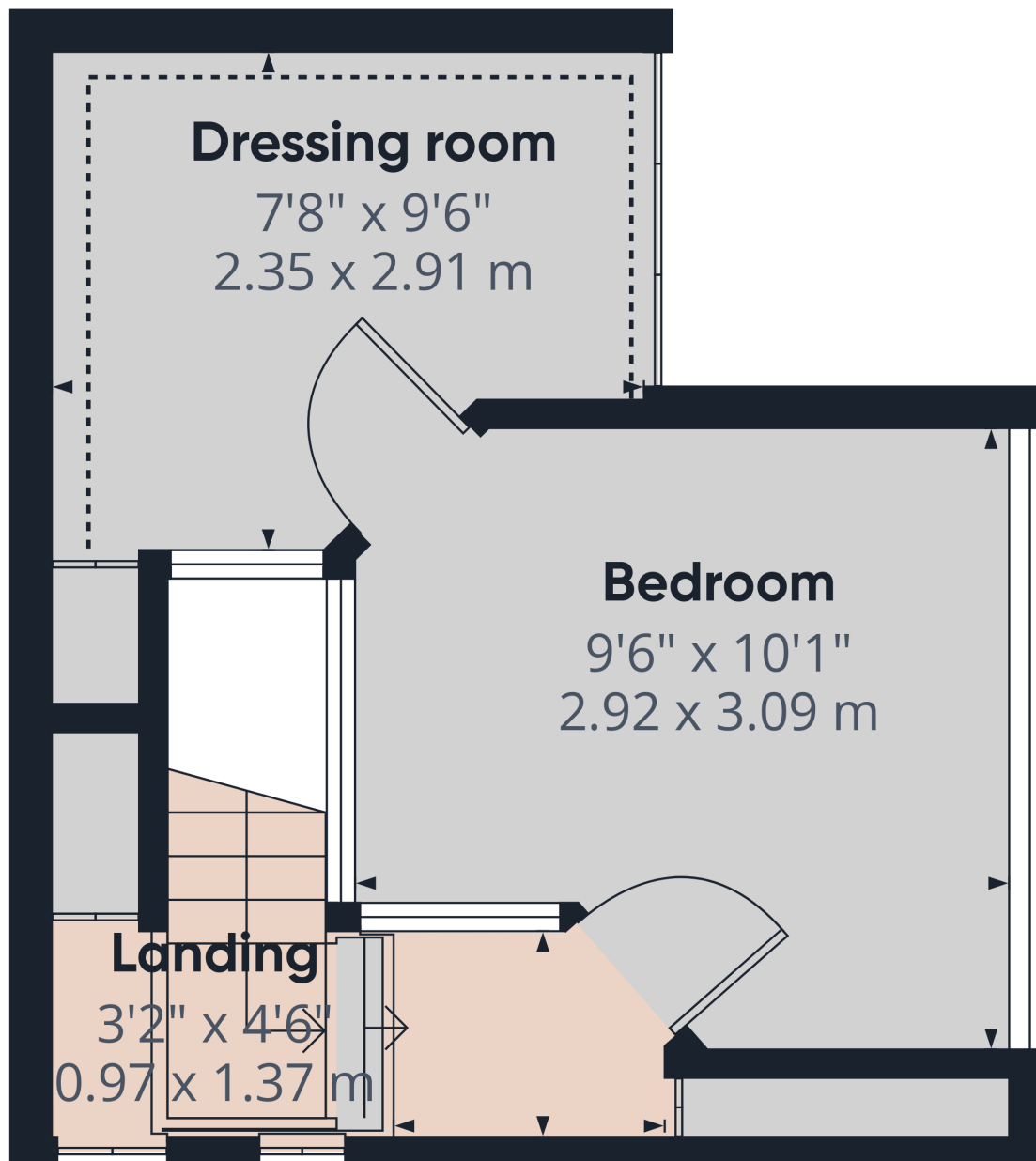
..... Below 5 ft/1.5 m

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⁾

184 ft²

17.1 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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