



Terence Painter

ESTATE AGENTS

- Modern Family Home
- Three Bedrooms
- Refurbished in 2020
- Well Appointed Kitchen & Bathroom
- Spacious Lounge / Diner
- Garden & Garage
- Sought after Broadstairs Location
- Close Proximity to the Beach & High Street
- Double Glazed and Gas Central Heating
- No Chain



28 Magdalen Court, Broadstairs, Kent. CT101DE.

Freehold £315,000

MODERN THREE BEDROOM SPACIOUS HOUSE WITH GARAGE LOCATED IN CENTRAL BROADSTAIRS AND WITH NO FORWARD CHAIN!

This delightful three bedroom mid terrace home underwent refurbishment in 2020 and is located in a much sought after residential area within just half a mile of the beach, High Street and transport links. Magdalen Court is a desirable development in a cul-de-sac location, offering plenty of parking and pretty, well maintained communal gardens.

This home offers generous size living accommodation including a large entrance porch, cloakroom/w.c, welcoming entrance hall, stunning fitted contemporary style white high gloss kitchen with some integrated appliances and a spacious living room with direct access out to the rear garden.

On the first floor are three good size bedrooms with two benefiting from fitted wardrobes and a very well appointed and stylish family bathroom.

Externally this home continues with its spacious theme with a nicely maintained low maintenance rear garden which has a large timber shed and direct access into the garage which is located immediately to the rear of the garden.

This property offers buyers the turn the key and move in experience and is being offered with no forward chain so call Terence Painter Estate Agents now on 01843 866866 to arrange your viewing!

## GROUND FLOOR

### Entrance Porch

Via frosted glass double glazed door.

Double glazed frosted glass window to the front and the side. Door in to the downstairs w.c, and door in to the hallway.

### Downstairs W.C.

Low level w.c, wash hand basin, wall mounted combination boiler, two double glazed frosted glass windows to the side, tiled floor, radiator and boxed in meters.

### Hallway

Cupboard housing the fuse box, radiator, telephone point, stairs to the landing, coving and doors in to the kitchen and the lounge/diner.

### Kitchen

2.471m x 2.785m (8' 1" x 9' 2") Range of matching fitted wall and base units with work surface, inset stainless steel sink and drainer unit with mixer tap over. Four ring stainless steel "Lamona" hob with extractor over and matching oven. Space and plumbing for washing machine and dish washer, integrated fridge and freezer, inset spot lighting, coving and double glazed window to the front.

### Lounge/diner

5.241m x 5.066m (17' 2" x 16' 7") Radiator, double glazed double doors out to the garden, double glazed windows to either side of the doors. Inset spot lighting, coving and television point.

## FIRST FLOOR

### Landing

Loft access and doors to all bedrooms and the bathroom.

### Bedroom One

2.795m in to recess x 3.266m (9' 2" x 10' 9") Double glazed window to the front, radiator and double width cupboard.

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### **Bathroom**

1.980m x 2.453m (6' 6" x 8' 1") Low level w.c, wash hand basin with vanity unit under, panelled bath with shower over and shower screen. Tiled to four walls, coving, inset spot lighting, heated chrome towel rail, linen cupboard and double glazed window to the front.

### **Bedroom Two**

3.682m x 3.029m (12' 1" x 9' 11") Double glazed window to the rear, radiator, double width cupboard.

### **Bedroom Three**

2.728m x 2.367m in to recess (8' 11" x 7' 9") Double glazed window to the rear, radiator and coving.

## **EXTERNAL AREAS**

### **Garden**

12.38m x 4.801m (40' 7" x 15' 9") Low maintenance patio garden with established flower beds, timber shed, outside power points, wall and fence perimeters and door in to the garage.

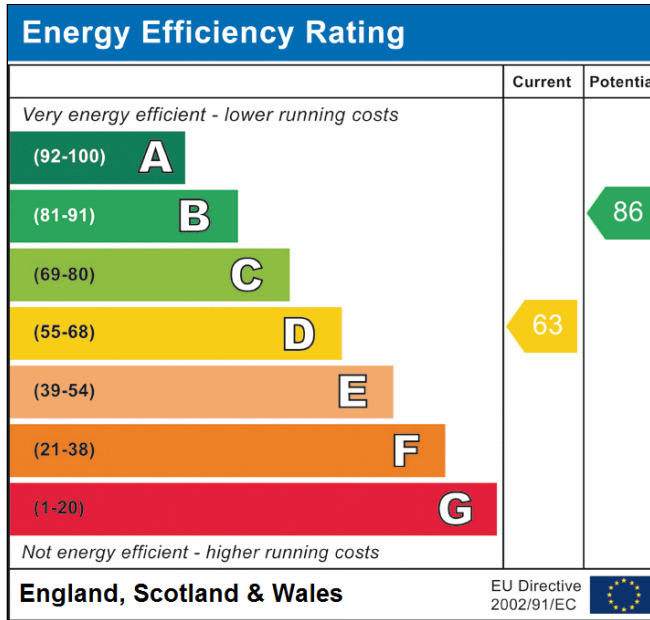
### **Garage**

4.94m x 3.65m max narrowing to 2.51m (16' 2" x 12' 0") Up and over door, power and light and a door in to the garden.



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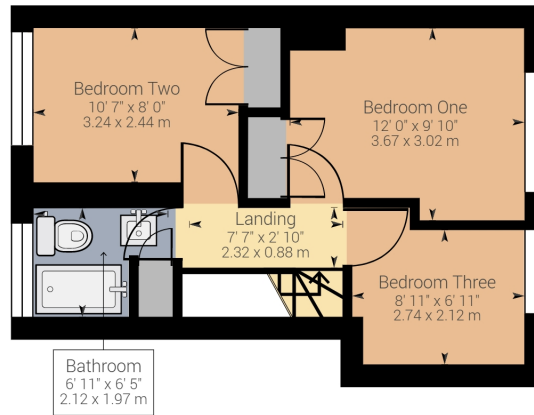
Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

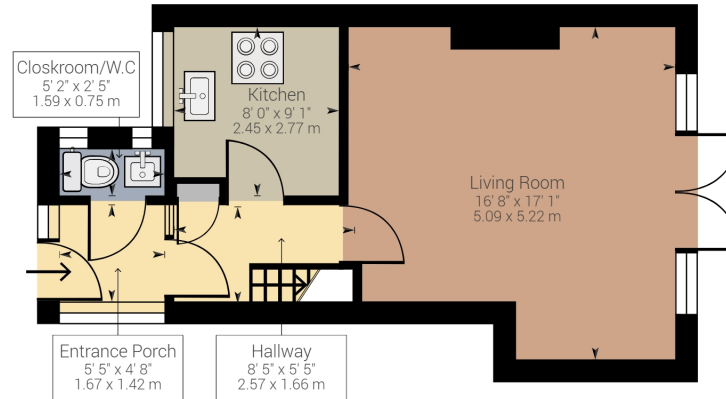
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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### 1st Floor



### Ground Floor



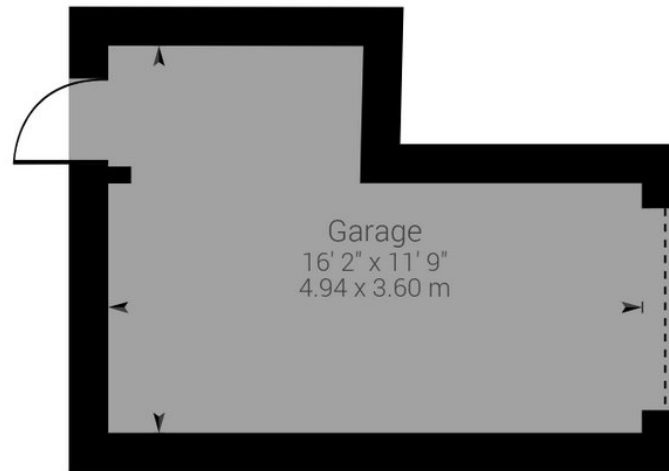
Approximate net internal area: 793.53 ft<sup>2</sup> / 73.72 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 161.72 ft<sup>2</sup> / 15.02 m<sup>2</sup>

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