



Terence Painter

ESTATE AGENTS

- No Forward Chain!
- Three Bedroom Period House
- Mid Terrace
- Well Appointed & Spacious Living Accommodation
- Family Bathroom & Downstairs Shower Room
- Kitchen with Integrated Appliances
- 33' Patioed Rear Garden
- Located close to High Street, Beach, Schools & Transport Links



4 Walmsley Road, Broadstairs, Kent. CT102BH.

Freehold £395,000

NO FORWARD CHAIN! TURN THE KEY AND MOVE STRAIGHT INTO THIS WONDERFUL MID TERRACE PERIOD HOME CONVENIENTLY LOCATED IN CENTRAL BROADSTAIRS, IDEAL FOR FAMILY LIFE!

The accommodation of this property is arranged over two floors, the ground floor features a welcoming entrance hall, 12'10" lounge, dining room, well appointed kitchen with a range of integrated appliances and a ground floor shower room. The first floor includes a 15'0" principal bedroom, two further double bedrooms and a bathroom.

Externally this property continues to impress with its 33' patioed rear garden that has a raised seating area to the rear and raised brick flower beds. The front of the property offers plenty of curb appeal and a small paved courtyard space, privatised by mature hedging.

This is an exciting opportunity to acquire this period home situated in one of Broadstairs' most popular central locations within close proximity to the high street, train station and within the catchment area to some of the most sort after schools.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## INTERNAL

### Entrance Hallway

5.38m x 1.68m (17' 8" x 5' 6") Entrance into the property is gained via a wooden stained glass door. The entrance hall has doors leading off to the lounge and diner, under stairs storage space, radiator and carpeted stairs to first floor.

### Lounge

3.93m x 3.36m (12' 11" x 11' 0") The lounge benefits from a double glazed bay window to front, a feature fireplace, radiator and carpeted flooring.

### Dining Room

3.38m x 3.30m (11' 1" x 10' 10") The dining room features a double glazed door to rear garden, feature fireplace, radiator, archway entrance into kitchen and carpeted flooring.

### Kitchen

3.24m x 3.17m (10' 8" x 10' 5") The kitchen benefits a double glazed window to side and a further double glazed wooden door to rear garden. There are high and low level units, sink unit inset to countertop, integrated dishwasher, fridge-freezer and electric oven with a gas hob and extractor fan over, downlights and tiled flooring.

### Downstairs Shower Room

1.78m x 1.61m (5' 10" x 5' 3") Featuring a double glazed frosted window to rear, low level w.c, wash hand basin, corner cubicle shower, radiator, partly tiled walls and tiled flooring.

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### **Landing**

2.92m x 1.45m (9' 7" x 4' 9")

### **Principal Bedroom**

4.59m x 3.36m (15' 1" x 11' 0") The principal bedroom has a double glazed bay window to the front, feature fireplace, radiator, fitted wardrobes and carpeted flooring.

### **Bedroom Two**

3.33m x 2.62m (10' 11" x 8' 7") Bedroom Two has a double glazed window overlooking the rear garden, radiator, fitted wardrobes and carpeted flooring.

### **Bedroom Three**

3.12m x 2.62m (10' 3" x 8' 7") Bedroom three features a double glazed bay window overlooking the rear garden, radiator, fitted wardrobes and carpeted flooring.

### **Family Bathroom**

2.33m x 2.12m (7' 8" x 6' 11") The family bathroom benefits from two double glazed frosted windows to side, panelled bath, ladder style radiator, wash hand basin, low level w.c, downlights and vinyl flooring.

### **EXTERNAL**

#### **Rear Garden**

10.05m x 5.30m (33' 0" x 17' 5") The property has a 33" patioed rear garden, with a slightly raised seating area, rear access gate and raised brick flower beds.

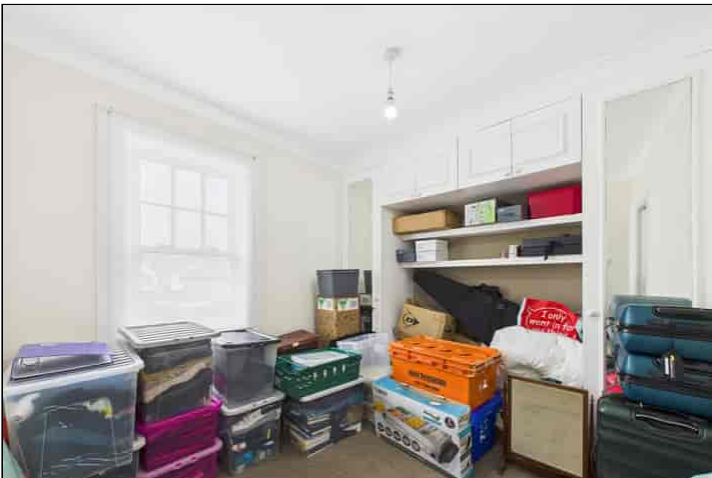
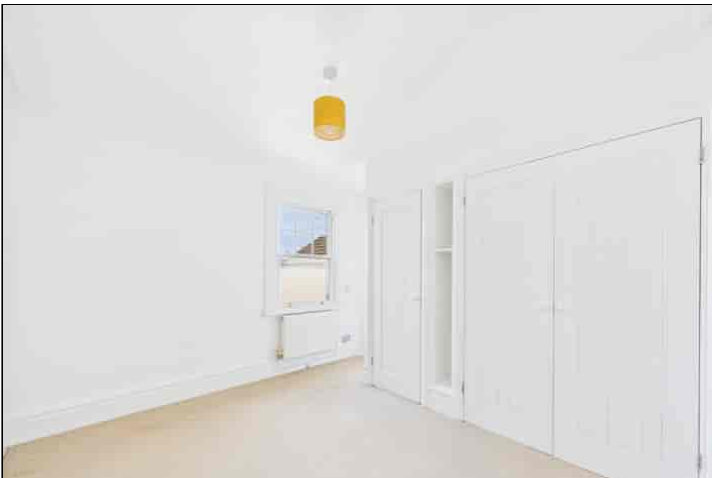
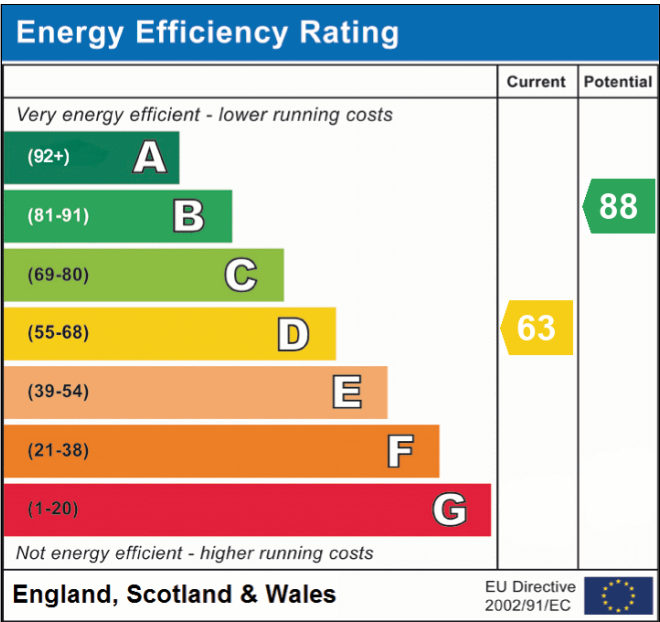
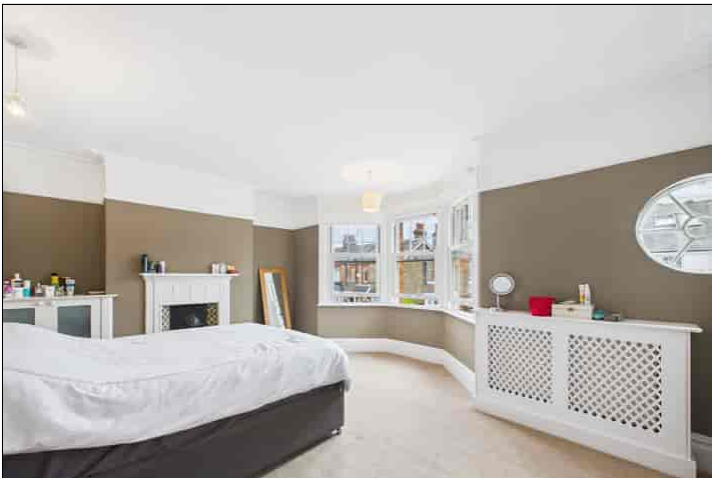
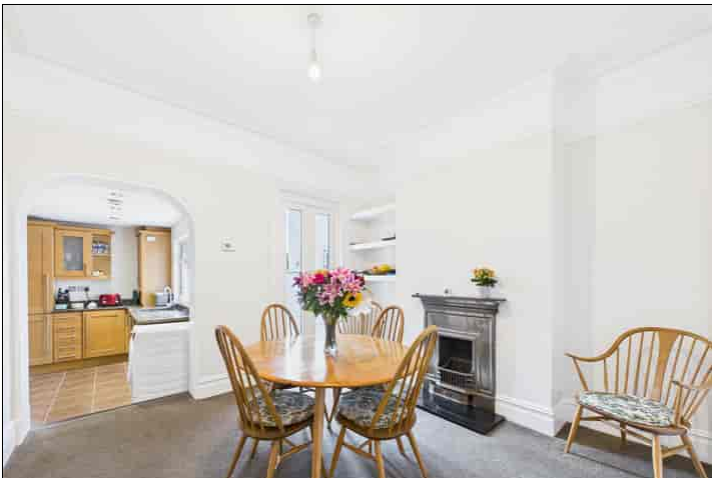
#### **Council Tax Band - C.**



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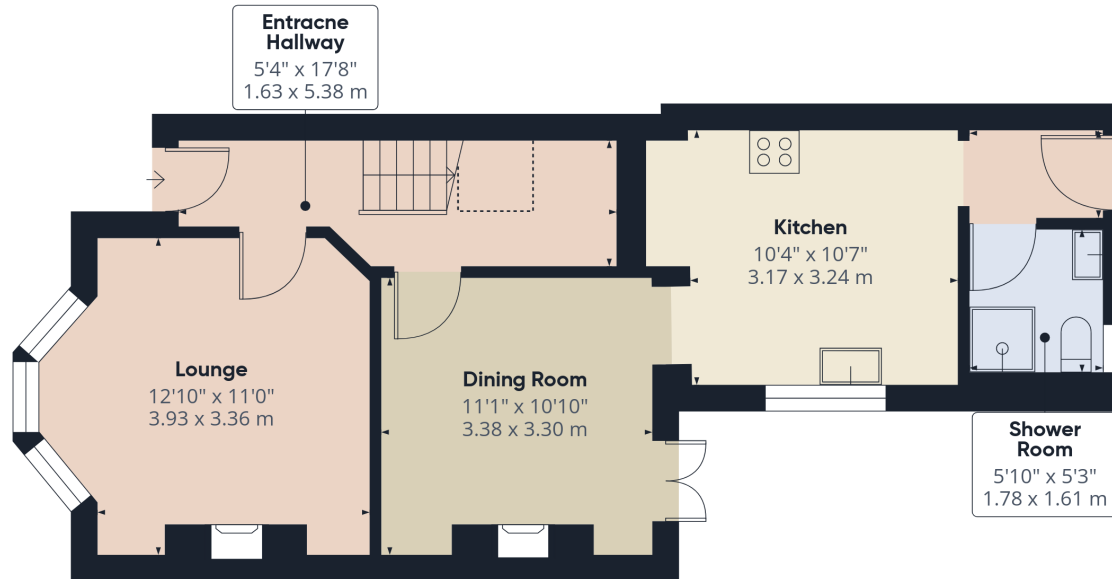
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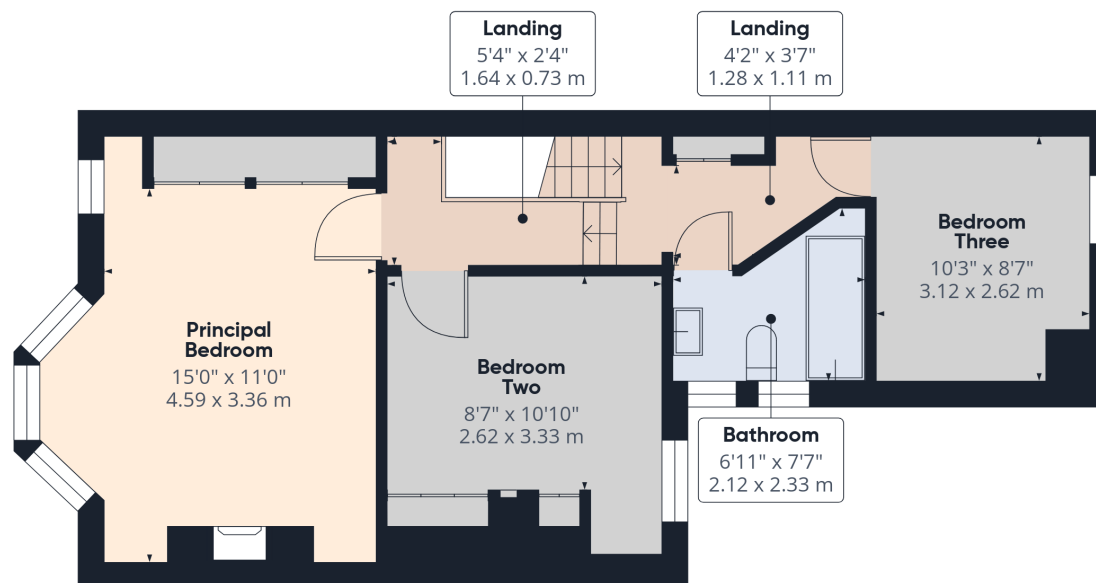


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1026 ft<sup>2</sup>

95.4 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(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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