

Terence Painter

ESTATE AGENTS



- No Forward Chain!
- Detached Chalet Bungalow
- Off Street Parking
- Four Double Bedrooms
- Two Bathrooms
- Close to all Local Amenities & Town Centre
- Spacious & Airy Living Accommodation
- Principal Bedroom with Attached Office Room
- Landscaped Rear Garden
- Summerhouse & Garage



3 St Mildreds Avenue, Broadstairs, Kent. CT10 2BX.

£575,000

NO FORWARD CHAIN – IMPRESSIVE FOUR-BEDROOM DETACHED HOME IN CENTRAL BROADSTAIRS

This substantial and unique detached chalet bungalow is located in one of Broadstairs' most sought-after residential areas, right in the heart of the town. Perfectly positioned, the property offers convenient access to the picturesque Viking Bay, excellent transport links, the High Street, and several highly regarded local schools.

Offered for sale with no forward chain, the home has been well maintained and provides spacious, flexible accommodation throughout. The ground floor features a welcoming entrance hall, a comfortable lounge with feature fireplace, a separate dining room with a log burner, a beautifully presented kitchen/diner, and a useful utility room.

Across the two floors are four well-proportioned bedrooms and two shower rooms, offering versatile living space for families or guests. Outside, the property continues to impress. The landscaped rear garden is designed for low maintenance and includes a timber summer house, a brick-built garden store and a garage.

To the front, a large block-paved driveway provides off-street parking for up to three vehicles. Early internal viewing is highly recommended to fully appreciate the space, quality, and location this fantastic home has to offer. Contact Terence Painter Estate Agents today on 01843 866 866 to arrange your viewing.

INTERNAL

Ground Floor

Entrance Hallway

2.53m x 2.28m (8' 4" x 7' 6") Entrance into the property is gained via a composite door, the entrance hallway features a double glazed window to the side, radiator and wooden flooring.

Lounge

4.58m x 3.48m (15' 0" x 11' 5") The lounge benefits from a lovely bay window to the front, feature fireplace, television point, radiator and carpeted flooring.

Dining Room

4.43m x 2.78m (14' 6" x 9' 1") Featuring two double glazed windows to the side, log burner, radiator, wooden glazed doors to the kitchen and wooden flooring and door to downstairs shower room:

Downstairs Shower Room

2.78m x 1.65m (9' 1" x 5' 5") The downstairs shower room has a double glazed frosted window to the side, vanity sink unit with storage under and mirror over, low level w.c, walk-in shower with glass screen, chrome ladder style radiator and wood effect flooring.

Kitchen

4.02m x 3.61m (13' 2" x 11' 10") The double aspect kitchen benefits from two double glazed windows to sides, double glazed UPVC door to rear garden, high and low level kitchen units, two electric ovens, space and plumbing for fridge-freezer and dishwasher, gas hob and double sink unit inset to countertop and tiled flooring.

Utility Room

2.55m x 1.63m (8' 4" x 5' 4") The utility room has a double glazed frosted window to side, high and low level fitted units, space and plumbing for washing machine, stainless steel sink unit and wood effect flooring.

Bedroom Two

3.76m x 3.40m (12' 4" x 11' 2") Bedroom two has a double glazed window to the rear, radiator and wooden flooring.

Bedroom Three

3.41m x 2.39m (11' 2" x 7' 10") Bedroom three is currently arranged as a home office and features a double glazed window to the side, radiator and carpeted flooring.

First Floor

Principal Bedroom

4.32m x 2.94m (14' 2" x 9' 8") The principal bedroom has a double glazed window to the rear, radiator, built-in wardrobe space and carpeted flooring. There is a door leading to a home office:

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Home Office

2.62m x 1.57m (8' 7" x 5' 2") Off of the principal bedroom there is a home office with a double glazed window to rear and carpeted flooring.

Bedroom Four

3.69m x 3.22m (12' 1" x 10' 7") Bedroom four has a double glazed window to front, radiator and carpeted flooring.

Upstairs Shower Room

2.30m x 2.06m (7' 7" x 6' 9") The upstairs shower room has a walk-in shower, low level w.c, vanity sink unit with storage under and mirror over, radiator, partly tiled walls and tiled flooring.

EXTERNAL

Rear Garden

Access into the rear garden is gained via the kitchen, immediately to the rear there is brick paving that wraps around the garden, there is also a raised summerhouse, artificial lawned area, garden storage, garage and a side access gate.

Front Garden/Driveway

The front of the houses benefits from its lovely curb appeal and boasts a brick paved driveway, providing off street parking for multiple vehicles.

Summer House

2.74m x 2.74m (9' 0" x 9' 0")

Garden Store

3.34m x 1.72m (10' 11" x 5' 8")

Garage

5.82m x 2.81m (19' 1" x 9' 3")

Council Tax Band - D.

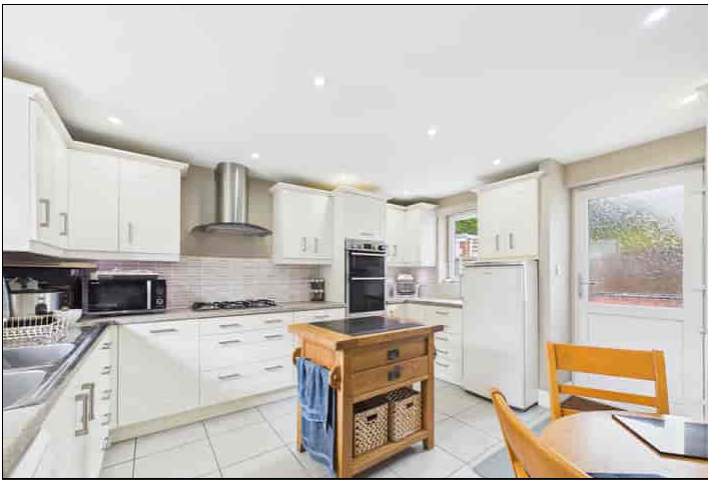
Anti Money Laundering Checks

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.



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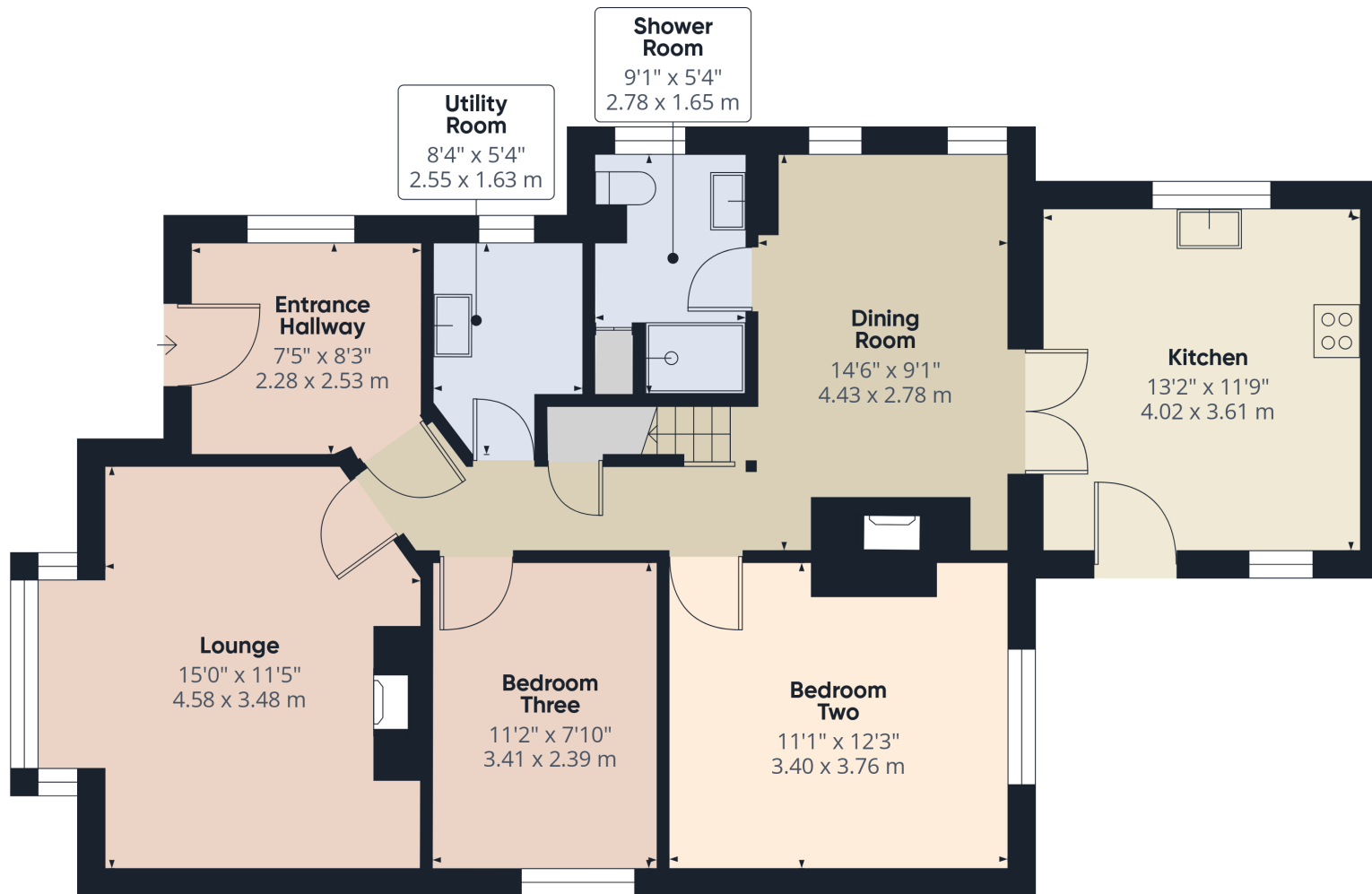


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

896 ft²
83.2 m²

(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.

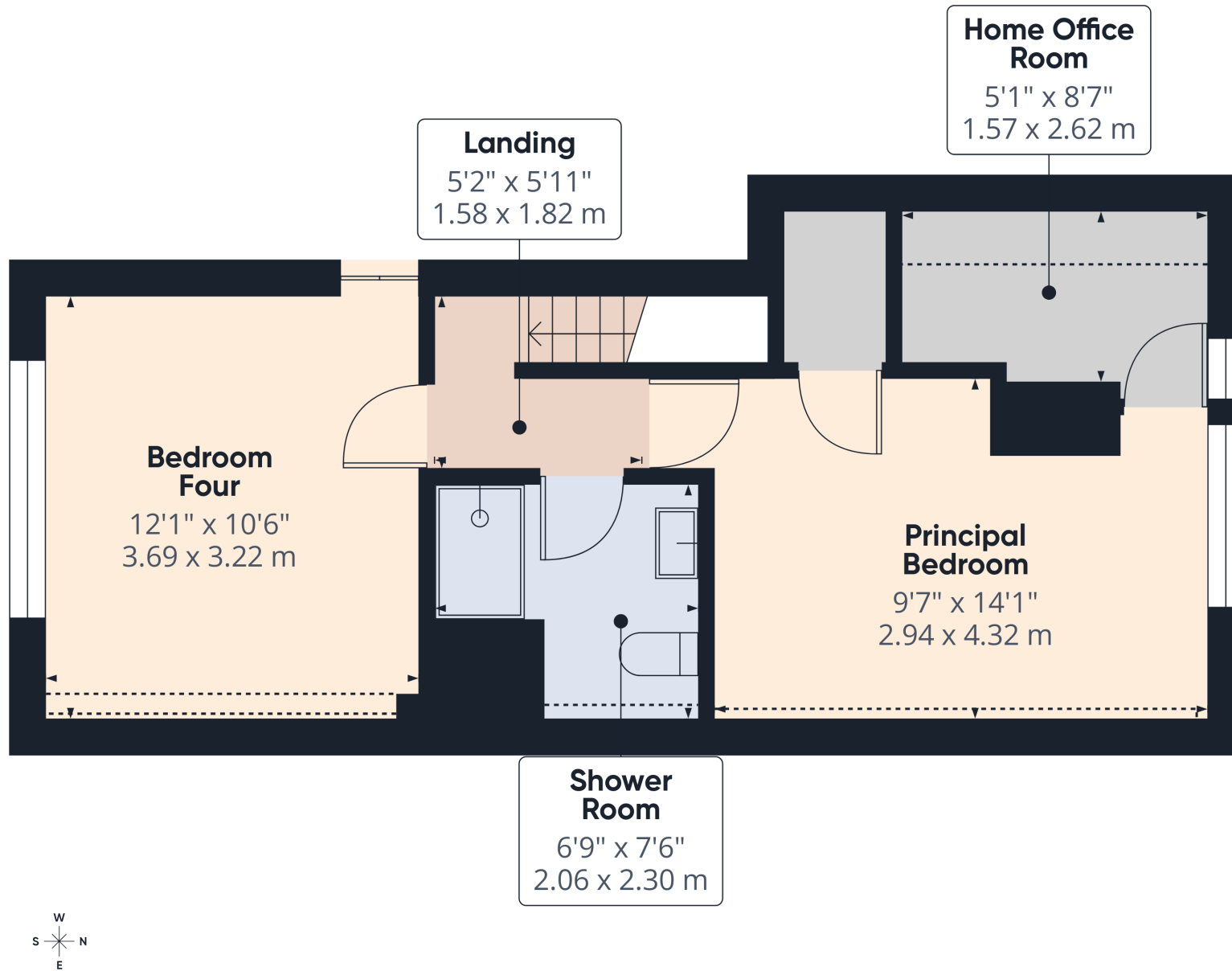
GIRAFFE360



Ground Floor Building 1

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Approximate total area⁽¹⁾

379 ft²
35.2 m²

Reduced headroom

20 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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