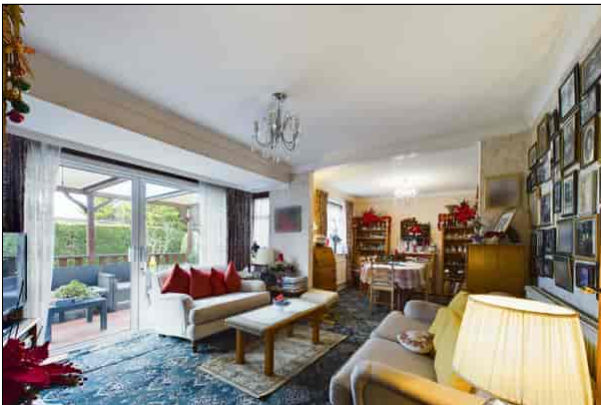




Terence Painter

ESTATE AGENTS

- Detached Chalet Bungalow
- Three Bedrooms
- Two Reception Rooms
- South Facing Garden with a Paved Veranda
- Carport & Driveway
- Fitted Kitchen/Diner
- Well Appointed Bathroom & Separate Shower Room
- No Forward Chain
- Located close to High Street, Beach, Schools & Transport Links



27 Crow Hill, Broadstairs, Kent. CT10 1HT.

Freehold £475,000

## SPACIOUS & VERSATILE THREE BEDROOM DETACHED CHALET BUNGALOW IN THE PERFECT LOCATION!

This well presented three bedroom detached chalet bungalow has been much improved over the years by the current vendor and offers deceptively large and versatile living space arranged over two floors.

An ideal family home, retirement property or second home, this delightful home comprises a welcoming entrance hall, open plan lounge/diner with direct access out to a raised veranda, well defined fitted kitchen/diner, 27'1" sitting room/utility, three bedrooms, well appointed bathroom and a separate shower room. This home also benefits from a south facing rear garden with a garden store room and a large front garden which boasts a carport and an array of shaped specimen trees and hedges.

The central location of this property really is fantastic as it is within close proximity to the sandy beaches at Viking and Stone Bay, Broadstairs train station, bus routes and the bustling High Street with its wide selection of independent shops, bars, restaurants and cafe's. Viewings come highly recommended via the sole agents, so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing!

### Ground Floor

#### Entrance

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

#### Entrance Porch

There is a glazed wooden door to the entrance hall.

#### Entrance Hall

3.59m x 1.75m (11' 9" x 5' 9") There are carpeted stairs to the first floor, radiator, carpet flooring and doors leading off to the lounge/diner, bedroom and bathroom.

#### Lounge/Diner

#### Lounge Area

3.81m x 3.59m (12' 6" x 11' 9") Open to the dining room area this room features a double glazed sliding doors to the rear which provide access to the veranda, feature fireplace, media points, radiator, door to the kitchen/diner and carpet flooring.

#### Dining Room Area

3.17m x 3.08m (10' 5" x 10' 1") There is a double glazed window to the rear, radiator and carpet flooring.

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#### **Kitchen/Diner**

5.57m x 2.49m (18' 3" x 8' 2") There is a frosted double glazed window and door to the side which provides access into the sitting room/utility and a double glazed window to the rear which enjoys views over the garden. There is a range of wooden shaker style wall, base and drawer units with an integrated electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a dishwasher and fridge/freezer, stainless steel sink unit inset to roll top worksurfaces, radiator and tiled flooring.

#### **Sitting Room/Utility**

8.26m x 5.20m (27' 1" x 17' 1") There are two double glazed windows and door to the rear and a double glazed door to the front. There is a utility area, radiator and carpet flooring.

#### **Bedroom One**

3.78m x 3.77m (12' 5" x 12' 4") There is a double glazed window to the front of the property, range of fitted wardrobes, radiator and carpet flooring.

#### **Bathroom**

3.76m x 3.15m (12' 4" x 10' 4") This great size bathroom features a double glazed bay window to the front of the property, round window to the side, panelled bath, bidet, pedestal wash hand basin, low level w.c and a fully tiled shower cubicle. There is an under stairs storage cupboard, radiator, tiled walls to dado level and tiled flooring.

#### **First Floor**

##### **Landing**

There is a Velux window to the front of the property, eaves storage cupboard, wall mounted combination boiler, carpet flooring and doors leading off to the two remaining bedrooms and the shower room.

##### **Bedroom Two**

4.06m x 2.54m (13' 4" x 8' 4") There is a Velux window to the rear of the property, eaves storage cupboard, radiator and carpet flooring.

##### **Bedroom Three**

4.24m x 2.26m (13' 11" x 7' 5") There is a Velux window to the rear of the property, eaves storage cupboard, radiator and carpet flooring.

##### **Shower Room**

2.49m x 1.33m (8' 2" x 4' 4") There is a Velux window to the rear of the property, low level w.c, pedestal wash hand basin, shower cubicle, eaves storage cupboard, radiator and carpet flooring.

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## Exterior

### Rear Garden

23.50m Max wide x 10.40m (77' 1" x 34' 1") This south facing garden features a raised paved sheltered terrace with a built in barbeque and steps down to the garden. There is a further complementing paved patio area, green house, door to the garden store, lawned garden and a wide range of mature trees, hedges and shrubs.

### Carport & Driveway

There is a carport to the side of the property for one car and a driveway for a further vehicle. The front garden is mainly crazy paved with an abundance of shaped specimen hedges and feature lighting.

### Council Tax Band

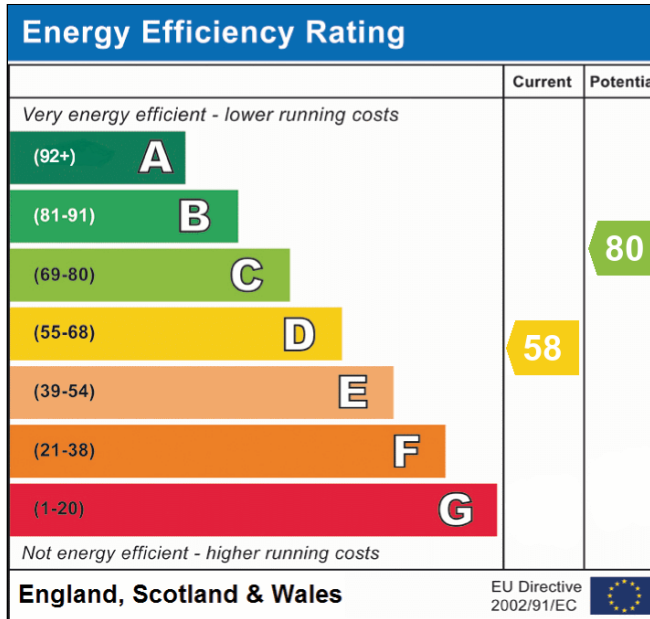
The council tax band is D.



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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

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

1225.79 ft<sup>2</sup>

113.88 m<sup>2</sup>

#### Balconies and terraces

87.3 ft<sup>2</sup>

8.11 m<sup>2</sup>

(1) Excluding balconies and terraces

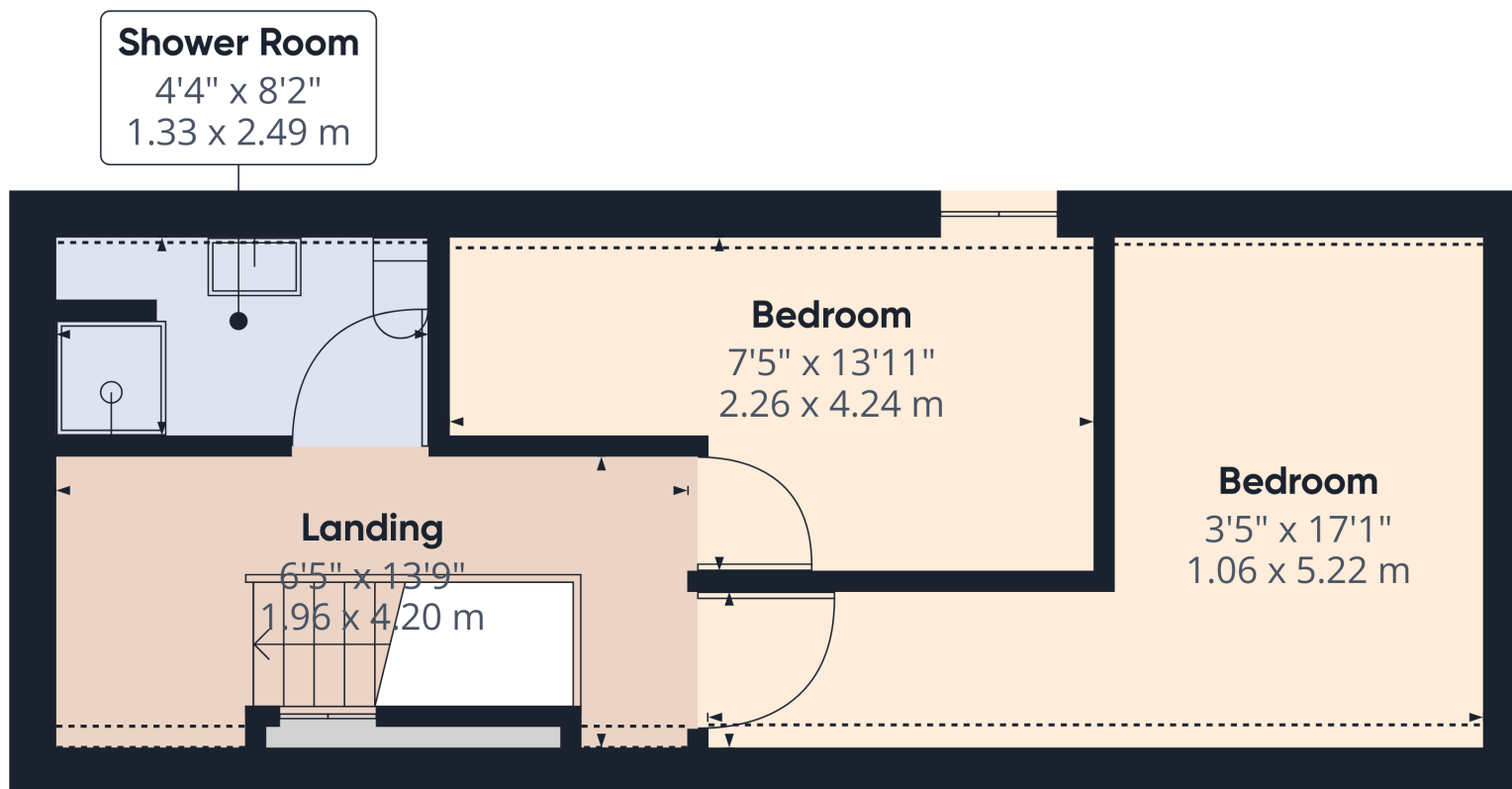
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

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

316.35 ft<sup>2</sup>

29.39 m<sup>2</sup>

**Reduced headroom**

19.09 ft<sup>2</sup>

1.77 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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