



Terence Painter

ESTATE AGENTS

- Over 55's First Floor Apartment
- Warden Assisted
- Two Bedrooms
- Close to the Beach and Town Centre & Sea Front
- Communal Lounge and Gardens
- No Chain
- Lift & Stairs To All Floors
- Bright & Airy Lounge
- Fitted Bathroom & Kitchen
- Must Be Seen to be Appreciated!



Flat 8, 76 Seaview, West Cliff Road, Broadstairs, Kent. CT101PY.

£160,000

SPACIOUS AND WELL CARED FOR WARDEN ASSISTED APARTMENT IN THE HEART OF BROADSTAIRS! Terence Painter Estate Agents are proud to be marketing this great two bedroom apartment situated a short walk from the picturesque Broadstairs town centre with its array of shops, restaurants and pubs. The apartment consists of two bedrooms, fitted bathroom suite, fitted kitchen and a bright and airy lounge. There is a lift to all floors and beautiful communal gardens. The communal lounge is always open and full of residents who like to chat and stay active. If you are looking for that opportunity to move to something manageable and relaxed this could be the one for you. Call us today on 01843 866866 to arrange your viewing. Sole Agents.

Ground Floor

Communal Entrance

Via Entry System.

Doors to communal hallway, communal lounge, lift and communal gardens.

First Floor

Communal Landing

Door to the Apartment.

Entrance Hall

Via hardwood door.

Wall mounted fuse box, entry system, electric wall heater, cupboard housing the water tank, vinyl flooring, coving and doors to all rooms.

Bedroom Two

2.83m x 2.09m (9' 3" x 6' 10") Double glazed window to the rear, wall mounted electric wall heater and the emergency cord.

Kitchen

1.89m x 2.47m (6' 2" x 8' 1") Range of matching wall and base units with roll top work surfaces, inset stainless steel sink and drainer unit with mixer taps over, integrated washing machine, space for fridge/freezer, four ring electric hob with oven under and extractor over. Tiling to splash back and double glazed window to the side.

Bathroom

1.90m x 1.49m (6' 3" x 4' 11") Low level w.c, pedestal wash hand basin, panelled bath with shower over, tiled walls, wall mounted heater, vinyl flooring and an extractor fan.

Bedroom One

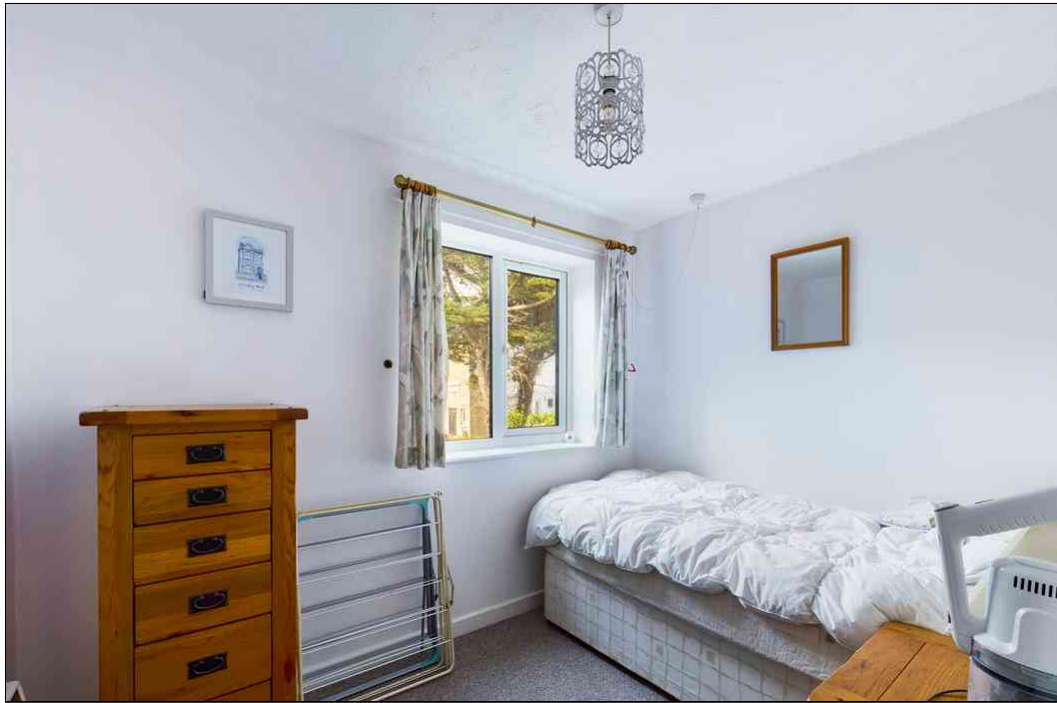
3.75m into door well x 3.08m (12' 4" x 10' 1") Double glazed window to the front, wall mounted electric heater, built in sliding mirror door wardrobe, telephone point, coving and emergency cord.

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Lounge

2.86m x 4.19m (9' 5" x 13' 9") Double glazed window to the front, electric wall mounted heater, emergency cord, television point and coving.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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⁾
 488.80 ft²
 45.41 m²

(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.

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