



Terence Painter

ESTATE AGENTS

- Detached Chalet Bungalow
- Four Double Bedrooms
- Open Plan Living/Kitchen/Dining Area
- Bathroom/W.C.
- Mature West Facing Garden
- Parking For 3-4 Vehicles
- No forward Chain



47 Beacon Road, Broadstairs, Kent. CT103DF.

Freehold £410,000

SPACIOUS DETACHED CHALET BUNGALOW SITUATED IN THE SOUGHT AFTER ST PETERS AREA OF BROADSTAIRS - WITH NO FORWARD CHAIN

This four double bedroom detached chalet home is conveniently located for local shops, schools, doctors and transport links. St Peters is approximately three quarters of a mile from the main town amenities and train station at Broadstairs, with high speed services to London.

On the ground floor are three double bedrooms, a spacious bathroom/W.C., impressive open-plan kitchen/dining/living room with adjoining additional snug seating area with direct access out to the rear garden. Located on the first floor is a feature 26' dual aspect double bedroom.

The property benefits from an established west facing garden at the rear with off street parking for several vehicles at the front of the property.

The property is offered with no forward chain so call the sole selling agents Terence Painter on 01843 866866 now to book your viewing appointment.

Ground Floor

Entrance

Via composite double glazed front door with side window leading to entrance lobby and hallway.

Hallway

6.75m x 1.45m (22' 2" x 4' 9") Built-in cupboard housing meters. Engineered oak wood flooring. Two built-in storage cupboards. Understairs storage recess.

Bedroom One

3.41m x 3.26m (11' 2" x 10' 8") Double glazed windows to front and side. radiator. Fitted carpet. Television point.

Bedroom Two

3.18m x 3.13m (10' 5" x 10' 3") Double glazed windows to front and side. Fitted wardrobe, dressing table and chest of drawers. Radiator. Television point. Laminate flooring.

Bedroom Three

2.72m x 2.51m (8' 11" x 8' 3") Double glazed window to side. Radiator. Laminate flooring.

Bathroom/W.C.

2.54m x 2.37m (8' 4" x 7' 9") Fully tiled to walls and floor. Two double glazed windows to side. Fitted with panelled bath with shower attachment and screen. Pedestal wash hand basin and low level W.C. Built-in cupboard housing gas fired boiler. Ladder style towel rail radiator. Inset ceiling lights.

Open Plan Kitchen/Living/Dining Room

7.52m x 3.64m (24' 8" x 11' 11") Double glazed window and sliding patio doors to rear garden. Engineered oak wood flooring. Two feature vertical radiators.

Kitchen Area: Fitted with a range of wall and base units with cream gloss doors. Stainless steel sink unit inset to wood block work surface area. Space for range-style gas cooker with extractor above. Integrated fridge freezer. Space for American style fridge freezer. Integrated dish-washer and washing machine. Local wall tiling. Space for dining table. Inset ceiling lights.

Lounge Area: With television point. Open to snug area.

47 Beacon Road, Broadstairs, Kent. CT103DF.

£410,000

Snug

3.33m x 2.46m (10' 11" x 8' 1") Double glazed French doors to side. Radiator. Engineered oak wood flooring. Built-in storage cupboards.

First Floor

Landing

Large eaves storage cupboards.

Bedroom Four

8.09m max x 2.42m (26' 7" x 7' 11") Dual aspect room with double glazed dormer windows to front and rear. Walk in closet area. Radiator. Three eaves storage cupboards. Television point. Inset ceiling lights.

Exterior

Rear Garden

12.50m x 12m (41' 0" x 39' 4") Established west facing garden with lawned area, raised deck, patio and feature raised pond. Outside lights and power. Access to both sides.

Front Garden

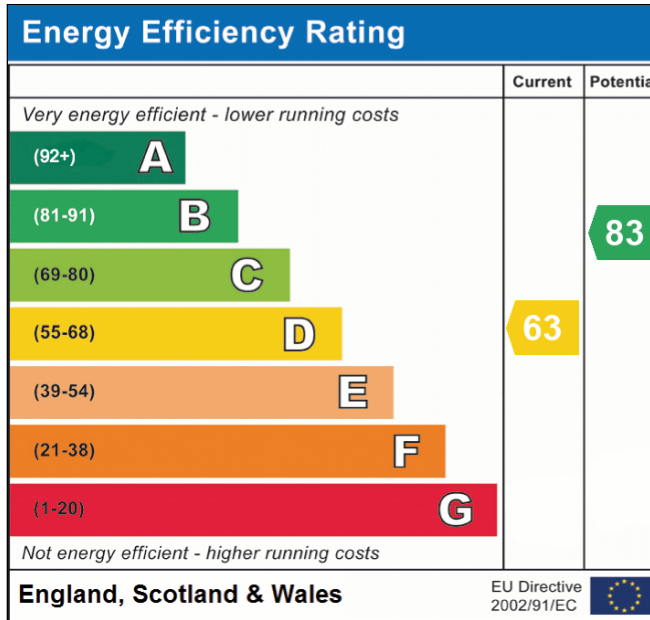
With hard standing for 3-4 vehicles. Front boundary wall.

Council Tax Band - D



47 Beacon Road, Broadstairs, Kent. CT103DF.

£410,000

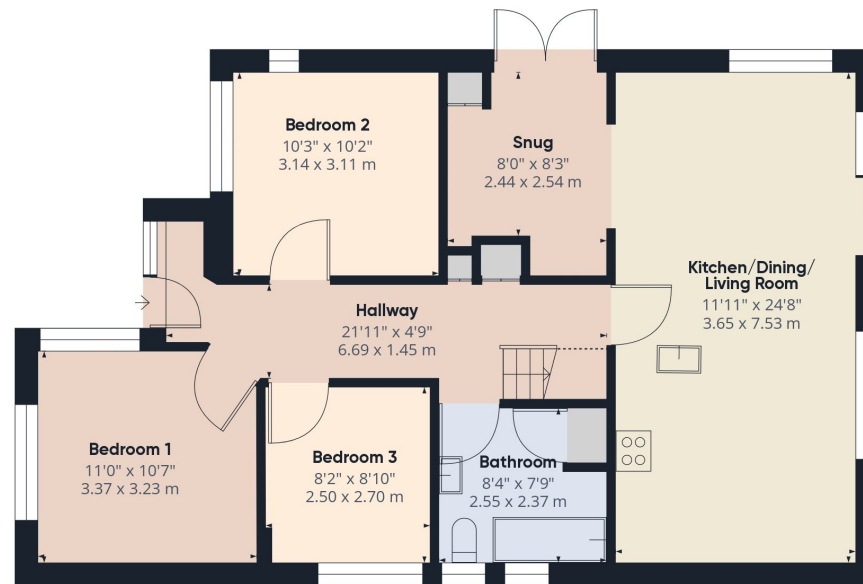


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

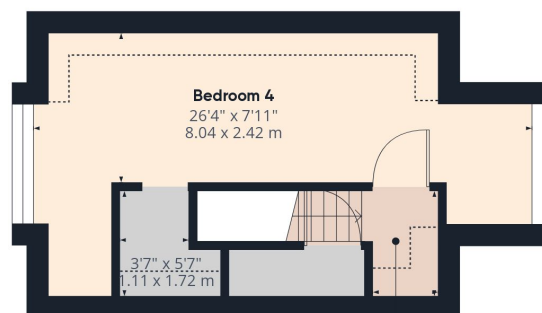
Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1144.63 ft²

106.34 m²

Reduced headroom

64.8 ft²

6.02 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360