

Terence Painter

ESTATE AGENTS

- Three Double Bedrooms
- End Of Terrace Bungalow
- Beautifully Presented
- 38'4" Westerly Facing Rear Garden
- Close to Westwood Cross Shopping Centre & Local Schools
- 16'1" Lounge
- Off Street Parking for up to 3 Cars
- 16'4" Kitchen with Integrated Appliances
- Utility Room



88 Northwood Road, Broadstairs, Kent. CT10 2NH.

Freehold £350,000

UNIQUE & BEAUTIFULLY APPOINTED THREE BEDROOM BUNGALOW BEING OFFERED TO THE MARKET IN TURN KEY CONDITION, WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, SCHOOLS AND THE ARRAY OF AMENITIES AT WESTWOOD CROSS!

This gem of a property has been much loved by the current vendor, who has renovated it to its impressive standard. Internally the property benefits from an entrance porchway, welcoming entrance hallway, three double bedrooms, 16'1 lounge, kitchen/diner that optimizes natural light with double glazed French doors to rear garden and a double glazed lantern light, utility room and bathroom.

Externally the front of the property does not lack curb appeal offering a cosy cottagey feel and has a shingled driveway with enough space for three cars. There is a lovely, private westerly facing rear garden that offers low maintenance with its shingles and stone paving.

This extended and converted Chapel is situated within easy reach of the Westwood Cross shopping centre, transport links and local Junior and secondary schools. The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within approximately 1.5 miles of the property. A brand new Medical centre is just a five minute walk away (surgery opens November 2025).

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

## INTERNAL

### Entrance Porch

1.06m x 1.05m (3' 6" x 3' 5") Entrance into the property is gained via a composite wooden door. The porch offers cloakroom space and has a wooden, glazed door into the entrance hallway.

### Entrance Hallway

4.00m x 1.17m (13' 1" x 3' 10") The entrance hallway has a radiator, wooden flooring and doors leading to two bedrooms and the lounge.

### Principal Bedroom

3.58m x 2.83m (11' 9" x 9' 3") The principal bedroom features a double glazed window to front, radiator and carpeted flooring.

### Bedroom Two

3.35m x 2.75m (11' 0" x 9' 0") Bedroom two has a double glazed window to front, radiator and carpeted flooring.

### Bedroom Three

3.53m x 2.34m (11' 7" x 7' 8") The third bedroom has a double glazed window to side, loft hatch and carpeted flooring.

### Lounge

4.90m x 3.23m (16' 1" x 10' 7") The lounge benefits from an open archway into the kitchen/diner, radiator, television point, open chimney breast recess and wooden flooring.

**88 Northwood Road, Broadstairs, Kent. CT10 2NH.**

**£350,000**

### **Kitchen/Diner**

4.98m x 3.24m (16' 4" x 10' 8") The kitchen/diner benefits from double glazed French doors to the rear garden, double glazed window to rear and a double glazed lantern light window. There are high and low level kitchen units, integrated ceramic sink unit, electric oven with induction hob and extractor fan over, freestanding fridge-freezer, radiator, downlights, cellar hatch and wooden flooring.

### **Utility Room**

2.09m x 1.20m (6' 10" x 3' 11") The utility room features a freestanding dishwasher and washing machine under countertop, gas fired boiler, radiator and vinyl flooring.

### **Bathroom**

3.08m x 1.52m (10' 1" x 5' 0") There is a double glazed frosted window to the rear, panelled bath with glass screen and rainfall shower head, low level w.c, vanity wash hand basin, radiator and vinyl flooring.

### **EXTERNAL**

#### **Rear Garden**

11.7m x 7.7m (38' 5" x 25' 3") The low maintenance, westerly facing rear garden features a shingled seating area immediately to the rear of the property, stone paved garden with mature shrubbery and trees, fish pond and storage shed to the rear.

#### **Front Garden**

The front of the property benefits greatly from its curb appeal and shingled driveway that offers off street parking for up to three cars.

#### **COUNCIL TAX BAND - B.**

#### **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.

**88 Northwood Road, Broadstairs, Kent. CT10 2NH.**

**£350,000**



88 Northwood Road, Broadstairs, Kent. CT10 2NH.

£350,000



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.

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.



**Approximate total area<sup>(1)</sup>**  
783 ft<sup>2</sup>  
72.8 m<sup>2</sup>

(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

88 Northwood Road, Broadstairs, Kent. CT10 2NH.

£350,000