



Terence Painter

ESTATE AGENTS

- Substantial Period House
- Arranged as Two Flats
- Ground Floor One Bedroom Flat
- Upper Floors Two Bedroom Flat
- Both With Private Gardens
- Well Presented Accommodation
- Option to Revert to One House
- Investment Opportunity



20 Osborne Road, Broadstairs, Kent. CT10 2AE.

Freehold £399,950

This substantial well presented semi-detached Victorian house is currently arranged as two flats and is situated within close proximity of local shops, schools and the railway station.

On the ground floor is a one bedroom self-contained flat with a recently fitted stylish kitchen, bathroom/WC with bath and separate shower and a bright living room with direct access out to a private garden area.

The upper flat is arranged over the first and second floors and comprises, a spacious living room, fitted kitchen and bathroom/WC at first floor level and two double bedrooms, with an en-suite shower room/WC to the principal bedroom, on the second floor. This flat also benefits from a private allocated garden area at the rear of the property. There is an informal parking area for one vehicle to the front of the property.

The property would be suitable for an owner occupier who is looking to provide independent accommodation for a dependent, or for a buy to let investor. Alternatively the property could revert to a single substantial semi-detached house. The property is being offered with no forward chain. To arrange your viewing appointment call the agents Terence Painter on 01843 866866

Ground Floor

Entrance

Via composite front door leading to entrance lobby with cupboard housing electric meters. Further half glazed door to entrance hall with doors to ground floor flat and upper flat.

Flat One - Ground Floor Flat

Hallway

Cupboard housing electric consumer unit. Fitted carpet. Door to bedroom and kitchen.

Bedroom

3.52m extending to 4.15m into bay x 3.26m (11' 7" <13' 7" x 10' 8") Double glazed bay window to front with triple radiator. Built in storage cupboard. Fitted cupboard.

Kitchen

4.06m x 2.64m (13' 4" x 8' 8") Fitted with a good range of modern cabinets and drawer units. Wood effect work surface area with inset stainless steel sink unit. Integrated electric oven with hob over and stainless steel extractor canopy above. Space for freestanding fridge-freezer. Double glazed window to rear. Engineered wood flooring. Radiator. Open to utility area with space and plumbing for washing machine with shelf over. Doorway to:

Inner Lobby

With double glazed door to rear garden. Doors to bathroom/WC and living room.

Bathroom/WC

Fully tiled to walls and floor and fitted with white suite comprising panelled bath, separate shower cubicle, wash basin and low level WC, Radiator. Double glazed window to side.

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Living Room

4.60m x 2.38m extending to 3.65m (15' 1" x 7' 10"<*) Multiple aspect room with windows to side and French doors leading to the rear garden. Radiator. Fitted carpet. Cupboard housing gas fired boiler.

Ground Floor Flat - Rear Garden

6.90m deep x 5.00m wide (22' 8" x 16' 5") Enclosed private garden with patio and decking areas.

Flat Two - First & Second Floors

Entrance

Entrance at ground floor level via shared entrance hall. Private front door to lobby with stairs leading to first floor.

First Floor

Landing

With double glazed window to side. Fitted carpet, steps leading to laundry room and to main landing area.

Laundry Cupboard

With plumbing for washing machine with fitted shelf over and double glazed window to rear.

Living Room

5.59m x 4.91m (18' 4" x 16' 1") Spacious living room with two double glazed windows to front, four radiators and fitted carpet. Stairs leading to second floor.

Bathroom/WC

Fully tiled to walls and floor and fitted with suite comprising panelled P-shaped bath with shower and screen over, wash basin and low level WC. Radiator. Double glazed window to rear.

Kitchen

2.74m x 2.46m (9' 0" x 8' 1") Dual aspect room with double glazed windows to two sides. Fitted with a range of base and wall units. One and a half bowl stainless steel sink unit inset to work surface area. Integrated electric oven with gas hob over and extractor above. Space for free-standing fridge-freezer. Tiled floor and to splash-back. Radiator. Wall mounted gas fired boiler.

Second Floor

Landing

Eaves storage cupboard. Doors to bedrooms.

Bedroom One

4.47m x 4m (14' 8" x 13' 1") Spacious room with double glazed dormer window to front and Velux window to side. Fitted carpet. Radiator. Door to:

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En Suite Shower Room/WC

Fully tiled to walls and floor. Fitted with shower cubicle, wash hand basin and low level WC. Radiator and extractor.

Bedroom Two

3.10m x 2.76m (10' 2" x 9' 1") Double glazed window to rear. Fitted carpet and radiator.

Upper Flat - Rear Garden

9.30m deep x 5.60m wide (30' 6" x 18' 4") Garden area private to the upper flat and accessed via a shared side access gate.

Front Garden

At the front of the property is a shingled area currently utilised as an unofficial off-street parking area. Pathway leading to the front door and gate to a shared side passageway, leading to the private garden area for the upper flat.

EPC's

Ground Floor Flat - 69 - Band C

Upper Flat - 53 - Band E

Council Tax

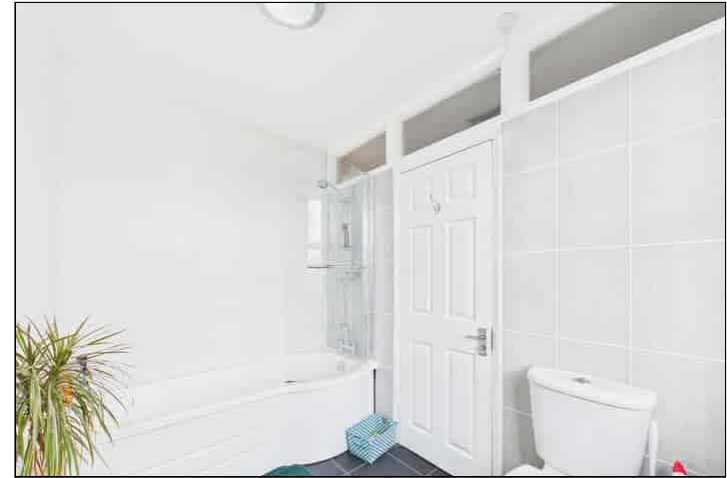
Ground Floor Flat - Council Tax Band A

Upper Flat - Council Tax Band B



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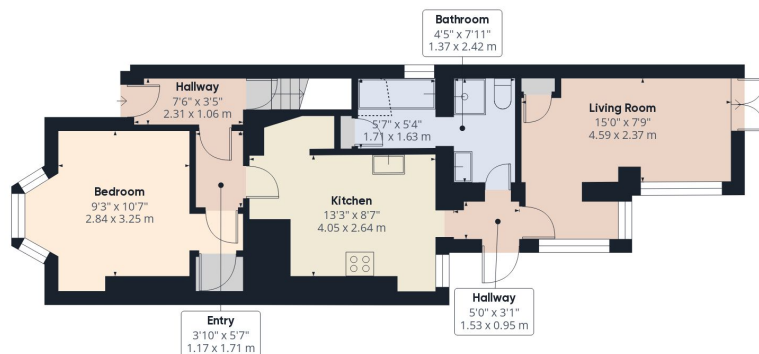
Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

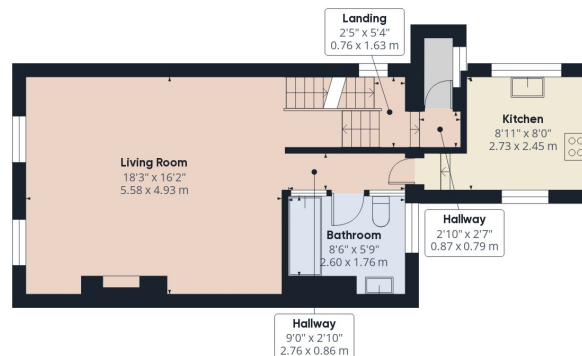
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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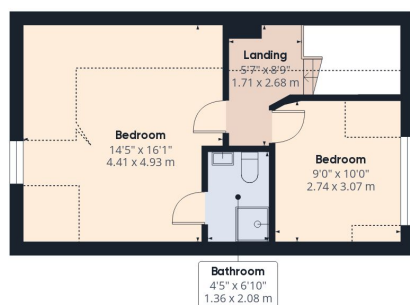




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1457.11 ft²

135.37 m²

Reduced headroom

121.36 ft²

11.28 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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