

# Terence Painter

ESTATE AGENTS



- Spacious Detached Bungalow
- Prestigious Kingsgate Location
- Three Double Bedrooms
- Private Gardens
- Ample Off Street Parking
- Bathroom, En Suite Shower Room & Cloakroom/W.C.
- Conservatory & Sun Room
- 19ft Garage
- Well Maintained & Presented
- No Forward Chain



4 Kingsgate Avenue, Kingsgate, Broadstairs, Kent. CT103QP.

Freehold £550,000

A SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW LOCATED ON PRESTIGIOUS KINGSGATE AVENUE

This well presented spacious three bedroom detached bungalow has been well maintained and improved to a high standard over the years and offers a comfortable single level accommodation. Located in sought after Kingsgate Avenue, Kingsgate within easy access of the picturesque sandy beaches at Botany Bay, local shops, pubs, restaurants and the renowned North Foreland Golf Course. Broadstairs town and railway station with Hi-Speed services to London is approximately three miles distant.

The property features an extremely spacious and welcoming reception hall, a homely lounge with adjoining conservatory, three double bedrooms; with a Jack & Jill' en-suite shower room/W.C. serving bedrooms one and three. In addition is a family bathroom with bath and shower and a further cloakroom/W.C. The property also benefits from a modern fully fitted kitchen, a large garage, a further conservatory/morning room and a manageable private rear garden. At the front of the property is ample off-street parking for several vehicles.

The property is offered with no forward chain. To book your appointment to view call the Sole Agents Terence Painter on 01843 866866.

## Entrance

Via part uPVC double glazed front door to entrance porch.

## Porch

2.40m x 1.82m (7' 10" x 6' 0") Spacious porch with feature woodblock flooring and double glazed door and side window leading to hallway.

## Reception Hall

3.82m x 3.61m (12' 6" x 11' 10") Spacious feature central room with doors leading to all rooms. Built-in storage cupboard. Hatch to part boarded and insulated loft space with pull down ladder. Radiator. Fitted cupboard housing electric meter and consumer unit.

## Cloakroom/W.C.

With double glazed window to side. Fitted with low level W.C. and wash hand basin with splash-back, electric towel-rail radiator, extractor and water-softener. Coved ceiling.

## Lounge

5.11m x 3.92m (16' 9" x 12' 10") With double glazed doors leading to conservatory. Fitted storage and shelving unit to one wall. Coved ceiling, radiator and fitted carpet.

## Conservatory

3.29m x 2.26m (10' 10" x 7' 5") Triple aspect conservatory overlooking the rear garden with brick base, tiled floor and ceiling light & fan. Double glazed patio door to rear garden.

## Bedroom One:

4.16m extending to 5.16m x 3.02m (13' 8" x 16' 11" x 9' 11") With double glazed window to side with fitted shutter blinds and double glazed French doors leading out to the rear garden. Range of fitted wardrobes to one wall. Radiator, coved ceiling and fitted carpet. Door leading to en-suite.

## 'Jack & Jill' En-Suite Shower Room/W.C.

Fitted with integrated low level W.C. and wash hand basin. Corner shower cubicle. Fitted wall cabinet. Tiling to walls and floor. Chrome towel rail radiator. Extractor. Doors to bedrooms one & three.

## Bedroom Three:

2.86m extending to 4.23m x 2.74m (9' 5" x 13' 11" x 9') With double glazed window to front, feature woodblock flooring, coved ceiling, radiator and door leading to en-suite.

## Bedroom Two:

3.32m x 3.03m (10' 11" x 9' 11") With double glazed window to front, fitted carpet, coved ceiling and radiator.

**4 Kingsgate Avenue, Kingsgate, Broadstairs, Kent. CT103QP.**

**£550,000**

## Bathroom

Fully tiled to walls and floor. Fitted with panelled bath, separate shower cubicle with dual head shower, wash basin inset to vanity unit and integrated low level W.C. Double glazed window to side. Chrome towel rail radiator. Extractor.

## Kitchen

3.92m x 3.00m (12' 10" x 9' 10") Fitted with a range of hi-gloss low and high level units incorporating pan drawers, integrated high level electric oven and ceramic hob. One and a half bowl stainless steel sink unit inset to beechwood worksurface area with feature splash back. Integrated fridge and freezer. Space and plumbing for washing machine. Part tiled walls. Luxury wood effect vinyl flooring. Double glazed window overlooking rear garden. Space for breakfast table. Built-in cupboard housing gas fired Worcester boiler. Coved ceiling with inset ceiling lights and ceiling fan. door to:

## Morning Room

3.00m x 2.48m (9' 10" x 8' 2") Second conservatory with glass roof, tiled floor, wall light and doors leading out to rear garden and into to garage.

## Garage

6.00m x 2.47m (19' 8" x 8' 1") With electric operated roller door to front, double glazed door to side leading to passage-way. Power and light.

## Covered Passage

Gated and covered side passage way used for refuse bin storage.

## Rear Garden

16.00m wide x 10.60m deep (52' 6" x 34' 9") Mature garden area predominantly lawned with large patio area and borders.

## Front Garden & Parking

Predominantly block paved providing off street parking for several cars. Shingled area with mature shrub and front timber fence.

## Private Road

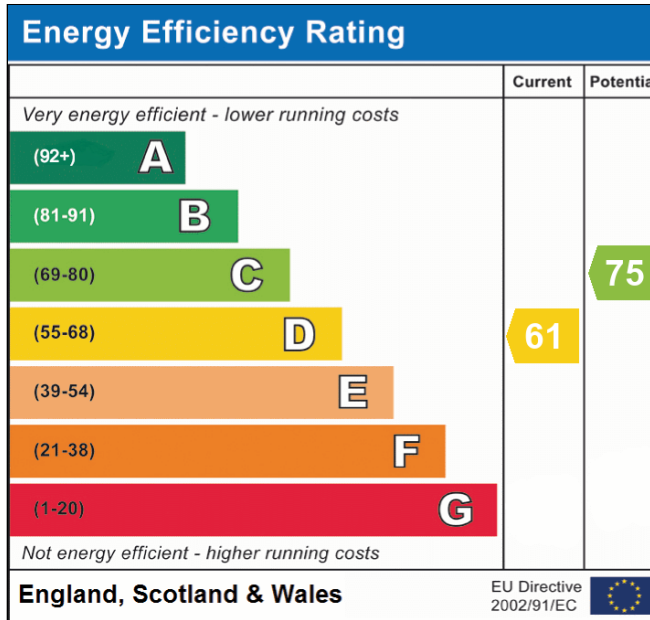
Kingsgate Avenue is a private road with annual maintenance charges applying. On street parking is available with residents and visitor parking permits.

## Council Tax Band C



**4 Kingsgate Avenue, Kingsgate, Broadstairs, Kent. CT103QP.**

**£550,000**



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>

1407.49 ft<sup>2</sup>

130.76 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.

GIRAFFE360

4 Kingsgate Avenue, Kingsgate, Broadstairs, Kent. CT103QP.

£550,000