

Terence Painter

ESTATE AGENTS



- Detached Period Family Home
- Four Bedrooms
- Family Bathroom & Separate Shower Room.W.C
- Lounge & Dining Room
- Conservatory
- Former Home of the Author Frank Richards
- No Forward Chain
- Fitted Kitchen/Breakfast Room
- Roof Replaced in 2014
- 118' Rear Garden
- Garage & Shingled Driveway for Three Cars
- Located Within Yards Of Botany Bay Beach & Cliff Top Walks
- Requires Modernisation

131 Percy Avenue, Broadstairs, Kent. CT103LE.

Freehold £485,000

LOCATION LOCATION! JUST METRES FROM BOTANY BAY SITS THIS SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME BEING OFFERED WITH NO FORWARD CHAIN!

This is an exciting opportunity to acquire this spacious detached period house which sits on a substantial plot offering a 118ft (36m) rear garden. The beautiful sandy beaches and impressive chalk cliffs of Botany Bay are just a few metres away - ideal for long sunny summer days on the beach and pleasant evenings in the garden.

This property does require modernisation and offers accommodation arranged over two floors. On the ground floor there is an enclosed porch, welcoming entrance hall, lounge to the front with a feature stone fireplace, fitted kitchen/breakfast room, shower room/w.c and dining room with access to the conservatory. On the first floor you'll find four good sized bedrooms and a well appointed family bathroom.

To the front of the property are two shingled driveways which provide off street parking for three cars and access to the garage/workshop. The roof was replaced in 2014.

An on-line virtual 360 viewing is available or for an appointment to view call 01843 866866.

Ground Floor

Entrance

Access into the property is via a part glazed wooden front door to the entrance porch.

Entrance Porch

There is a cloak cupboard, quarry tiled flooring and a further part glazed wooden door with side light to the entrance hall.

Entrance Hall

There are carpeted stairs to the first floor, fitted cupboard housing a water softener, utility area with a wall mounted combination boiler and space and plumbing for a washing machine, under stairs cupboard and doors leading off to the lounge, dining room, kitchen/breakfast room and shower room/w.c.

Lounge

6.304m x 3.826m (20' 8" x 12' 7") There are double glazed windows to the front of the property, feature stone fireplace, radiator and carpet flooring.

Dining Room

4.285m x 3.664m (14' 1" x 12' 0") This room features double glazed sliding doors to the conservatory, service hatch to the kitchen, television point, radiator and carpet flooring.

Conservatory

3.444m x 2.525m (11' 4" x 8' 3") There is a double glazed door to the garden and laminate wood effect flooring.

Kitchen/Breakfast Room

4.202m x 3.752m (13' 9" x 12' 4") There is a double glazed window to the side of the property and double glazed sliding doors to the rear which provides access to the garden. The kitchen comprises a matching range of wooden shaker style wall, base and drawer units with integrated electric/oven and hob. There is space for a fridge/freezer, large larder cupboard and a porcelain sink unit inset to roll top work surfaces.

Shower Room/W.C

There are double glazed windows to the side of the property, low level w.c, wash hand basin, tiled shower cubicle and tiled flooring.

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First Floor

Landing

There is an access hatch to the loft space, carpet flooring and doors leading off to the bathroom and bedrooms.

Bedroom One

4.804m x 3.704m (15' 9" x 12' 2") There is a double glazed window to the front of the property, fitted cupboard with shelving and carpet flooring.

Bedroom Two

3.632m x 3.501m (11' 11" x 11' 6") There is a double glazed window to the rear of the property, fitted cupboard with shelving and carpet flooring.

Bedroom Three

4.473m x 2.581m (14' 8" x 8' 6") There are double glazed windows to the front and side of the property, large linen cupboard and carpet flooring.

Bedroom Four

3.688m x 2.429m (12' 1" x 8' 0") There is a double glazed window to the rear of the property, feature brick built fireplace and carpet flooring.

Bathroom

2.587m x 1.919m (8' 6" x 6' 4") There is a double glazed window to the side of the property, panelled bath, pedestal wash hand basin, low level w.c, towel radiator and tiled walls.

Exterior

Rear Garden

36m x 12.70m (118' x 41' 8") This generous size garden is mainly laid to lawn with an abundance of mature hedges and planting. There is a door to the garage/ work shop and a side access gate.

Front Garden

To the front of the property are two shingled driveways which provide off street parking for three cars.

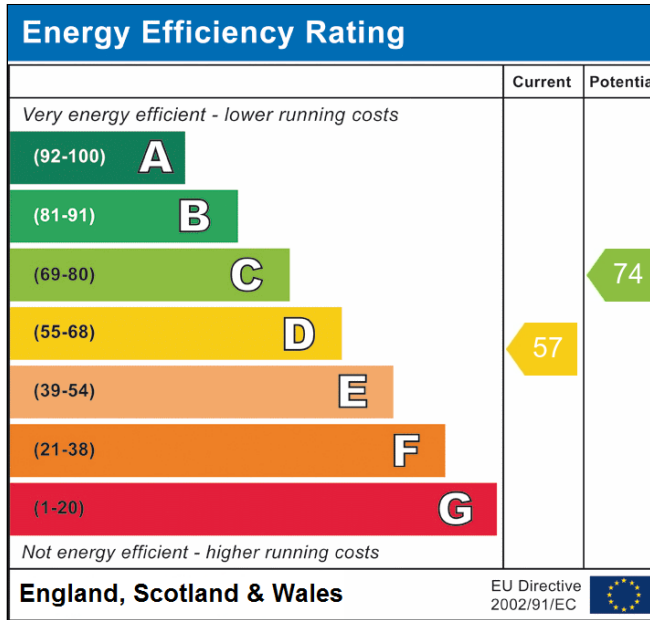
Garage/Workshop

7.152m x 3.329m narrowing to 1.972m (23' 6" x 10' 11" narrowing to 6.6') There are wooden double doors to the front and a door to the rear.



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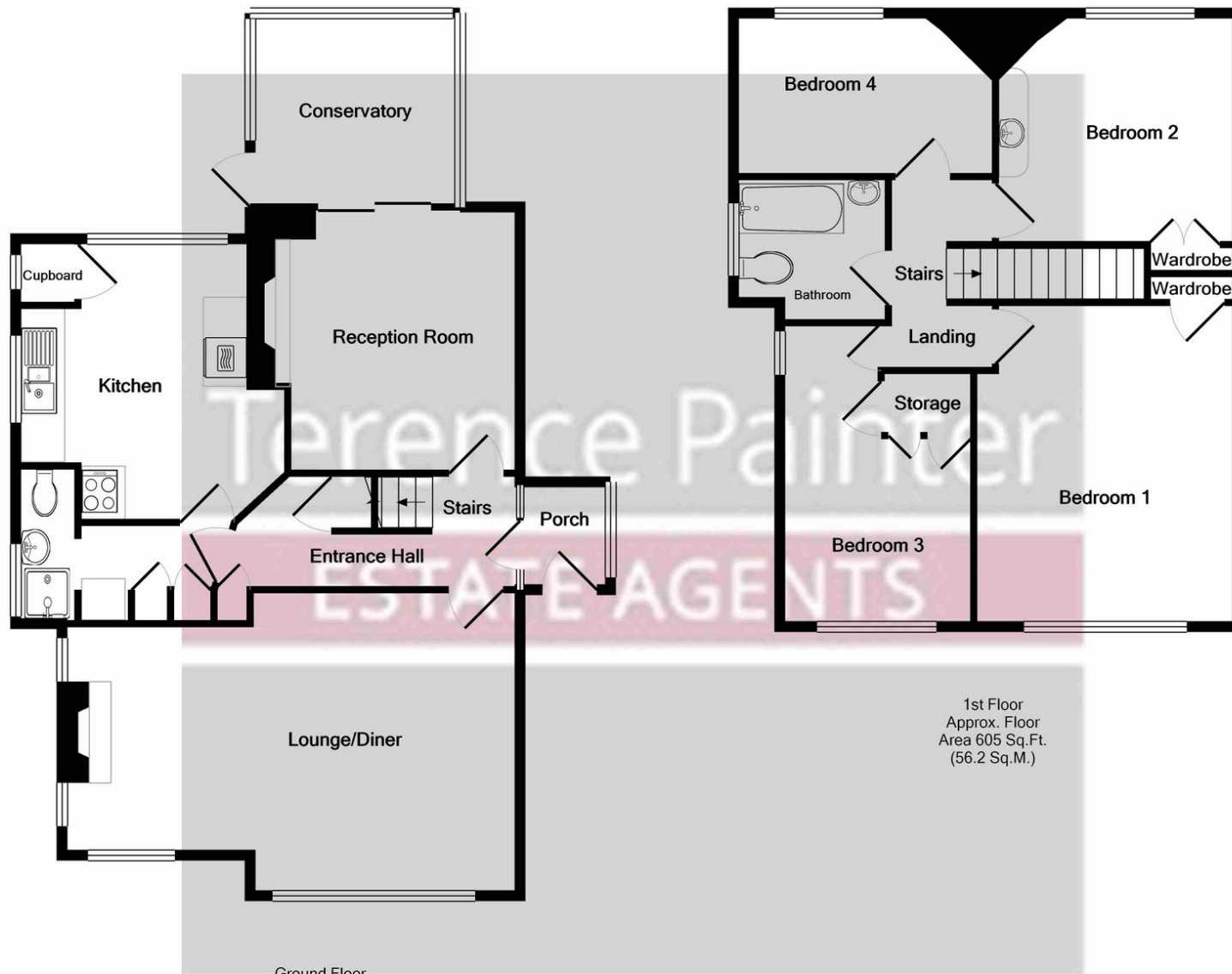


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Ground Floor
Approx. Floor Area 757 Sq.Ft. (70.3 Sq.M.)

Total Approx. Floor Area 1362 Sq.Ft. (126.5 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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