

# Terence Painter

ESTATE AGENTS

- Detached Bungalow
- Three Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Garden to Rear with Access to Garage
- Driveway for Two Vehicles
- Popular & Sought After Location
- Easy Access to Broadstairs Town & Sea Front
- Call to Arrange Your Viewing!



18 Cedar Close, Broadstairs, Kent. CT103BU.

Freehold £400,000

**SPACIOUS DETACHED FAMILY BUNGALOW WITH GARAGE IN A QUIET CUL DE SAC LOCATION!**

Terence Painter Estate Agents are proud to be marketing this bright and airy bungalow in the popular Cedar Close which is just a short walk from the picturesque historic Reading Street area which is served by a local pub, cafe and church and the property is within less than a mile from the picturesque sandy beaches at Kingsgate & Joss Bays.

St Peters Village shops, highly regarded schools and amenities are located within one mile and Broadstairs town centre and railway station are within one and a half miles.

This nicely presented home features three bedrooms ;two double bedrooms and a large single bedroom, bathroom, separate w.c, fitted kitchen and spacious L-shaped lounge/diner.

To the rear is a pleasant garden with access to the garage and driveway. This really is a lovely property which will gather attention quickly. So call us today on 01843 866866 to arrange your viewing. Sole Agents.

## **Ground Floor**

### **Porch**

Via double glazed door.

Double glazed window to the front, cupboard housing gas meter and fuse box, frosted glass door in to the hallway.

### **Hallway**

Radiator, telephone point, wood frame frosted glass internal window to front and side. Cupboard housing the water tank, loft access and doors to all rooms.

### **Lounge/Diner**

5.52m at maximum x 4.96m at maximum (18' 1" x 16' 3") L- shaped with double glazed window to the side and front, radiator, television point and coving.

### **W.C.**

Low level w.c, part tiled walls and double glazed frosted glass window to the side.

### **Bathroom**

1.56m x 1.68m (5' 1" x 5' 6") Pedestal wash hand basin, panelled bath with mixer taps and shower extension, tiled walls,, radiator and double glazed frosted glass window to the side.

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### **Kitchen**

2.72m x 2.36m (8' 11" x 7' 9") Matching wall and base units with roll top work surfaces, inset stainless steel sink and drainer unit with taps over. Four ring gas hob, with oven under and extractor over, space and plumbing for washing machine and fridge/freezer, wall mounted boiler, coving, double glazed window to the side and double glazed door out to the garden.

### **Bedroom Two**

2.65m x 3.30m (8' 8" x 10' 10") Double glazed window to the rear and radiator.

### **Bedroom Three**

3.30m x 2.33m (10' 10" x 7' 8") Double glazed window to the rear and radiator.

### **Bedroom One**

4.25m x 3.81m in to door well (13' 11" x 12' 6") Double glazed window to the rear and radiator.

### **External Area**

#### **Rear Garden**

7.77m x 10.9m (25' 6" x 35' 9") Side access and to driveway and access to the garage. Mainly laid to lawn with established flowerbeds, hedges and shrubs. Fenced perimeters, timber shed and outside tap.

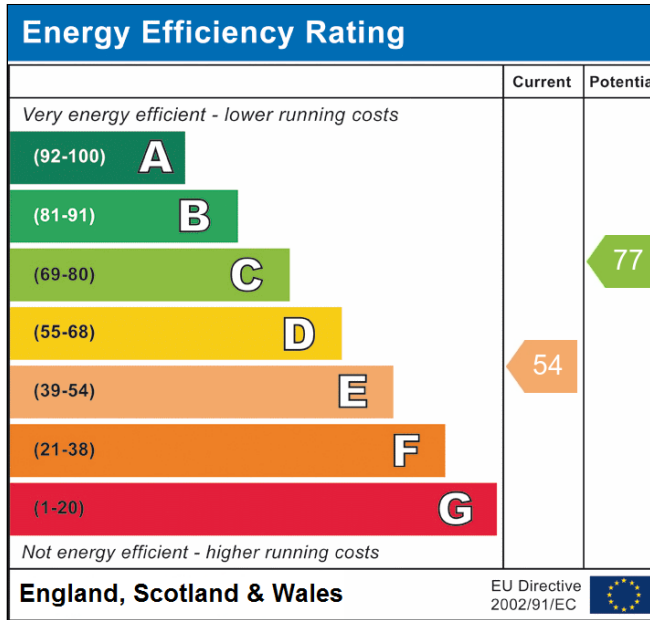
### **Garage**

up and over door, power and light, door to the garden.



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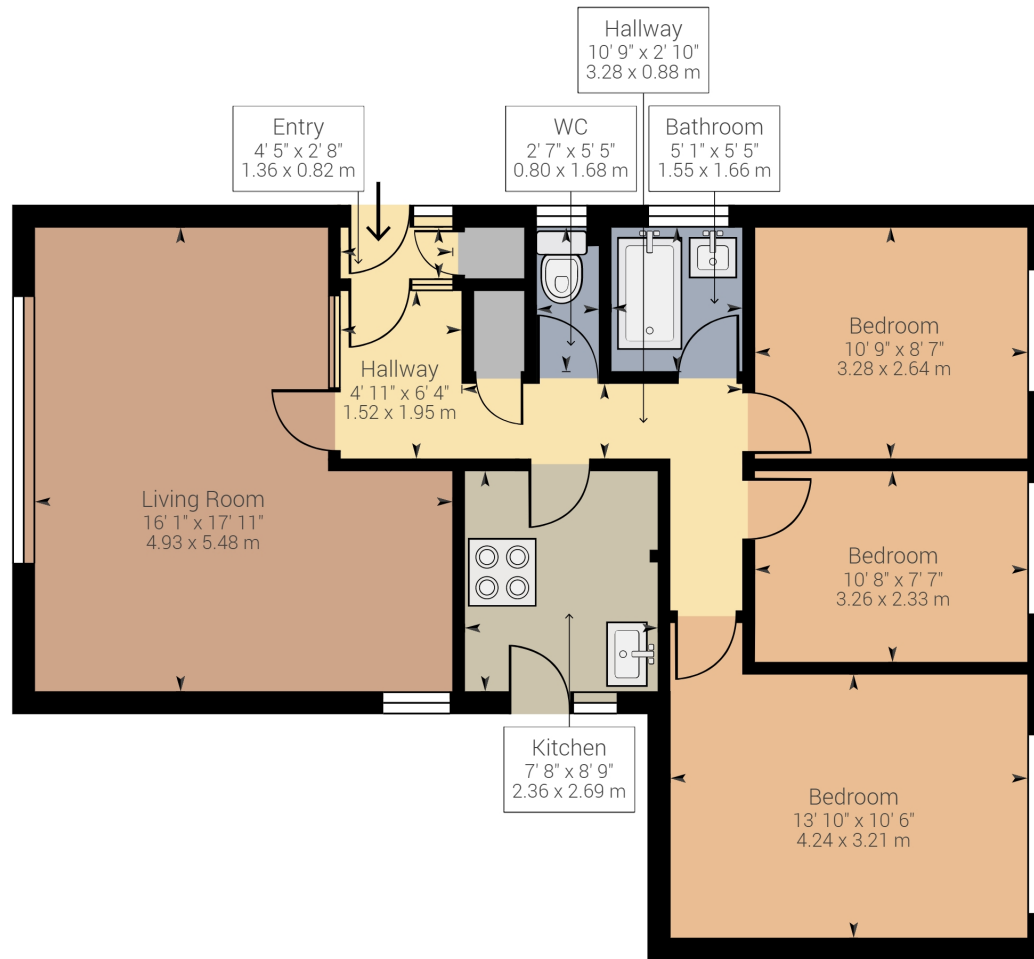


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Approximate net internal area: 811.28 ft<sup>2</sup> / 75.37 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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