



Terence Painter

ESTATE AGENTS

- Detached Bungalow
- Three Double Bedrooms
- Landscaped West Facing Garden
- Landscaped Front Garden with Driveway
- Within Yards of Botany Bay
- Sought After Area
- Peaceful Cul-de-sac Location
- Prestigious Kingsgate Location
- Garage



14 Capel Close, Broadstairs, Kent. CT103LR.

Freehold £570,000

BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW LOCATED WITHIN THE HEART OF PRESTIGIOUS KINGSGATE, JUST A STONE'S THROW FROM PICTURESQUE BOTANY BAY!

This lovely home has been truly loved by the current vendor who has maintained it to a very high standard throughout. The property comprises a welcoming entrance hallway, three double bedrooms, well appointed bathroom, separate w.c, kitchen with integrated appliances, 19'10' lounge and conservatory.

Externally this property benefits from its gorgeous curb appeal with a landscaped front garden and driveway offering off street parking. The rear garden has a patioed seating area immediately to the back of the property and a large landscaped lawned area, with mature shrubbery and fence borders. The garage is accessible via the rear garden.

Located on a peaceful cul-de-sac just off the prestigious Fitzroy Avenue in the heart of Kingsgate, Broadstairs this beautifully presented low maintenance property is within just half a mile of local shops, restaurants and pubs. The cliff top lawns and stunning picturesque sandy beach at Botany Bay are within a few hundred metres. Broadstairs town and the mainline railway station with hi-speed service to London, St Pancras are approximately two and a half miles distant.

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

## INTERNAL

### Entrance Hallway

6.18m x 1.27m (20' 3" x 4' 2") Entrance into the property is gained via a UPVC frosted stained glass door that opens into the welcoming entrance hallway. The entrance hallway features two storage cupboards, radiator, loft hatch with ladder and Parquet flooring.

### Principal Bedroom

4.49m x 3.73m (14' 9" x 12' 3") The principal bedroom has a double glazed bay window to the front, radiator and carpeted flooring.

### Bedroom Two

3.99m x 3.31m (13' 1" x 10' 10") Bedroom two has a double glazed window to front, radiator and carpeted flooring.

### Bedroom Three/Dining Room

3.76m x 3.31m (12' 4" x 10' 10") Bedroom three is currently set out as a dining room but originally was the third bedroom, it features a double glazed window to side, radiator and carpeted flooring.

### Bathroom

2.27m x 2.06m (7' 5" x 6' 9") The bathroom features a double glazed frosted window to side, low level w.c, wash hand basin, panelled bath with shower attachment and glass screen, radiator, tiled walls and wet room flooring.

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## W.C.

1.66m x 0.80m (5' 5" x 2' 7") Low level w.c, double glazed frosted window to side, tiled walls and wet room flooring.

## Kitchen

4.67m x 3.47m (15' 4" x 11' 5") The kitchen benefits from a double glazed window overlooking the rear garden, double glazed frosted door to rear garden, high and low level kitchen units housing gas fired boiler, integrated electric oven and fridge-freezer. There is space and plumbing for a washing machine, stainless steel sink unit and gas hob inset to marble countertops with extractor hood over, double glazed window to side, radiator, down lights and tiled flooring.

## Lounge

6.07m x 3.78m (19' 11" x 12' 5") The lounge features two double glazed frosted windows to side, two radiators, TV point, carpeted flooring and double glazed sliding doors to the:

## Conservatory

3.61m x 2.75m (11' 10" x 9' 0") Brick built and UPVC double glazed conservatory featuring double glazed French doors to the rear garden, radiator and tiled flooring.

## EXTERNAL

### Rear Garden

Westerly facing rear garden featuring a patioed seating area immediately to the rear of the property, large landscaped lawned area with mature shrubbery, fence borders, side access and access to the garage.

## Garage

4.91m x 2.64m (16' 1" x 8' 8") Garage with an electric roller door and power.

## Front Garden

The landscaped front garden oozes curb appeal with more mature shrubbery and has a paved driveway offering off street parking.

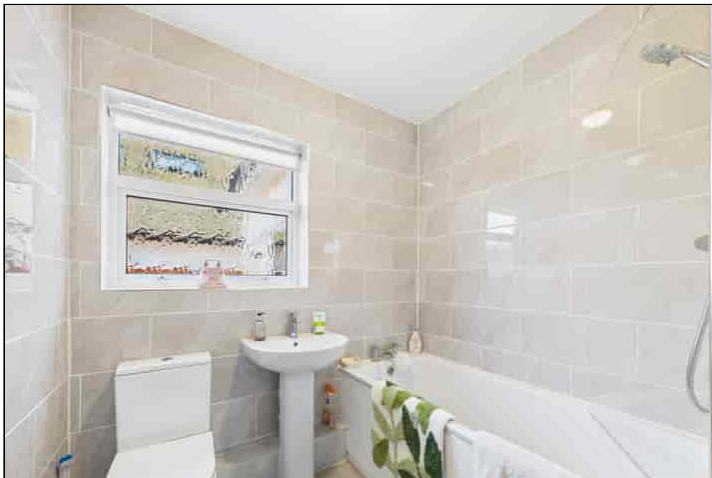
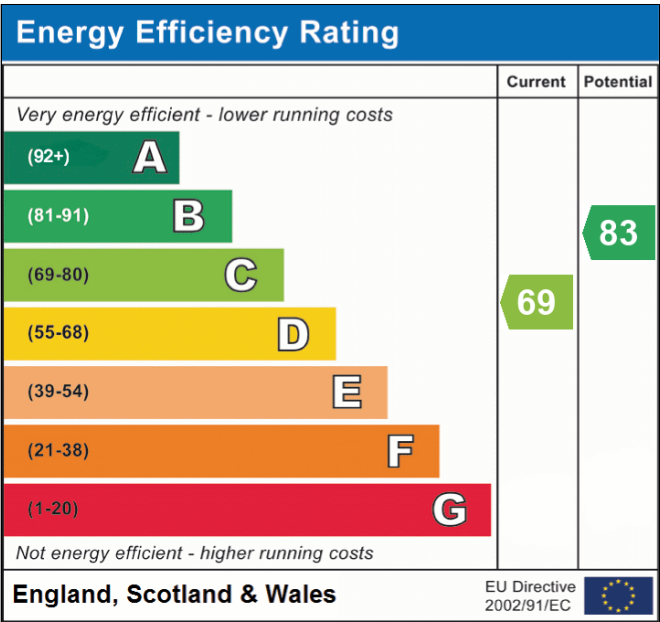
## Council Tax Band - E.



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Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
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Approximate total area<sup>(1)</sup>

1336.97 ft<sup>2</sup>

124.21 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.

Calculations are based on RICS IPMS 3C standard.

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