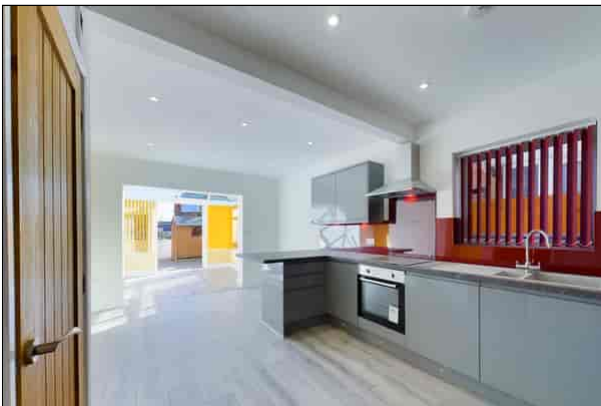


Terence Painter

ESTATE AGENTS



- Semi Detached House
- Three Bedrooms
- Recently Refurbished to an Impressive Standard
- Landscaped Low Maintenance Rear Garden
- Kitchen/Breakfast Room with Integrated Appliances
- Well Appointed Bathroom
- Central Broadstairs Location
- Lounge & Conservatory
- Located close to High Street, Beach, Schools & Transport Links
- No Forward Chain

32 Belmont Road, Broadstairs, Kent. CT101LA.

Freehold £310,000

ON STREET PARKING VIA RESIDENTS PERMIT! REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE IN THE HEART OF BROADSTAIRS!

This recently refurbished three bedroom semi detached house is ideally located in central Broadstairs and in our opinion would make an ideal first time purchase, buy to let or holiday home. This home comprises an entrance hall, modern kitchen/breakfast room with a wide range of integrated appliances, conservatory and lounge. On the first floor are three bedrooms and a well appointed bathroom. Externally this house continues to impress with a landscaped low maintenance rear garden. Situated within 200 yards of Broadstairs town centre with its selection of shops, bars and restaurants and within easy reach of the sandy beach at Viking Bay and the train station. Call Terence Painter Estate Agents now on to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a part glazed composite door to the side of the property.

Entrance Hall

This is an L shaped entrance hall with carpeted stairs to the first floor, laminate wood effect flooring, down lights and a door to the lounge. The entrance hall is open to the kitchen/breakfast room.

Lounge

3.50m max x 3.44m (11' 6" x 11' 3") There is a double glazed window to the front of the property, electric radiator, television point and carpet flooring.

Kitchen/Breakfast Room

5.56m x 3.50m (18' 3" x 11' 6") This room is open to the conservatory and features a double glazed window to the side of the property. The kitchen comprises a matching range of grey high gloss wall, base and drawer units with integrated appliances including an electric oven/grill, ceramic hob with an extractor hood over, dishwasher, washing machine and fridge/freezer. There is a sink unit inset to stone effect worktops, breakfast bar area, electric radiator and laminate wood effect flooring.

Conservatory

3.03m x 2.95m (9' 11" x 9' 8") There are double glazed French doors to the rear garden, wall lights, electric radiator and laminate wood effect flooring.

First Floor

Landing

There is a loft hatch, built in cupboard housing the hot water cylinder, carpet flooring and doors leading off to the bedrooms and bathroom.

Bedroom One

3.59m x 3.53m (11' 9" x 11' 7") There is a double glazed window to the front of the property, electric radiator, television point and carpet flooring.

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Bedroom Two

3.53m x 2.22m extending to 2.60 (11' 7" x 7' 3" extending to 8'5") There is a double glazed window to the rear of the property, electric radiator, television point and carpet flooring.

Bedroom Three

2.40m x 1.79m (7' 10" x 5' 10") There is a double glazed window to the side of the property, electric radiator and carpet flooring.

Bathroom

1.78m x 1.63m (5' 10" x 5' 4") There is a frosted double glazed window to the side of the property, P shaped panel bath with an electric shower over, low level w.c and wash hand basin inset to a vanity unit. There are down lights, ladder style towel radiator, extractor and the walls and floor are fully tiled.

Exterior

Rear Garden

7.15m x 4.75m (23' 5" x 15' 7") This is a landscaped low maintenance paved garden with raised flower beds, side access gate and a timber shed.

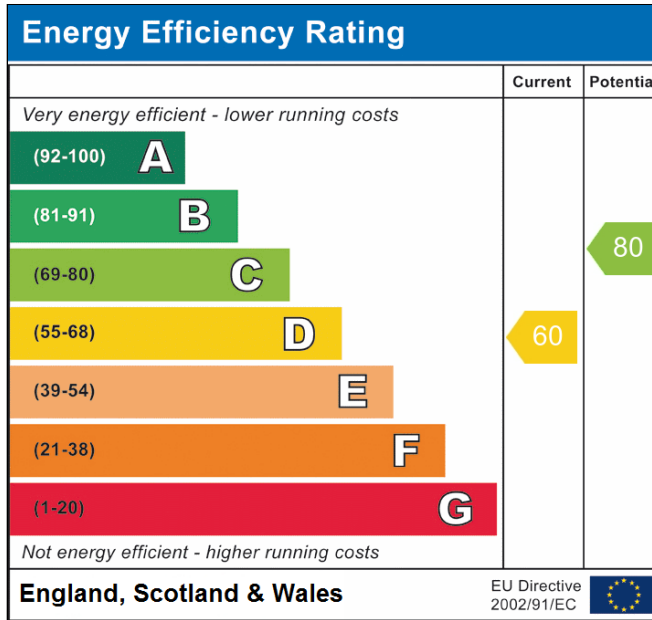
Council Tax Band

This property is council tax band B.



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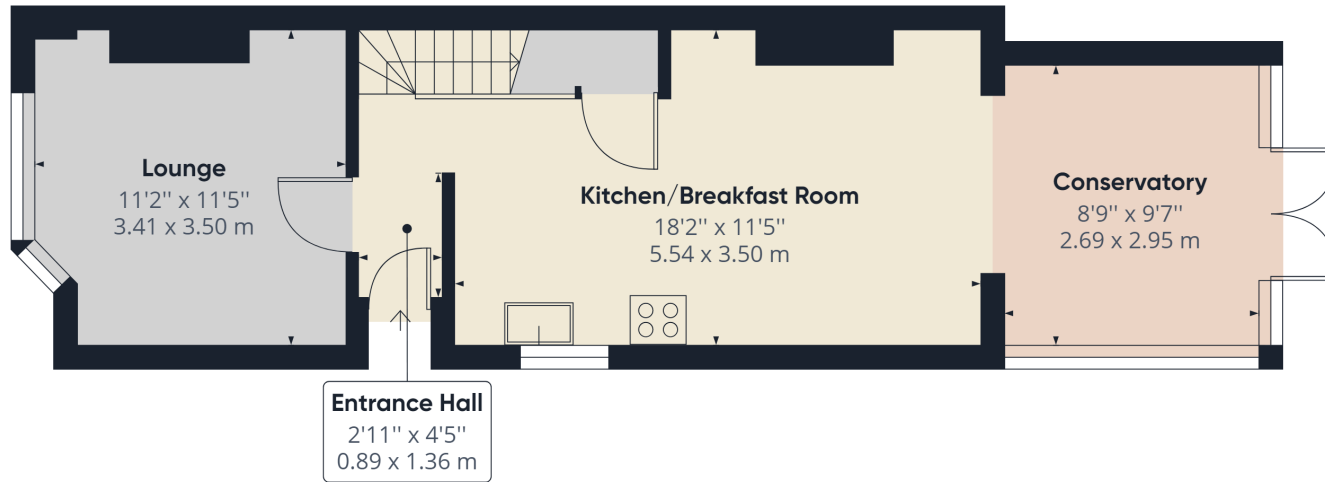


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

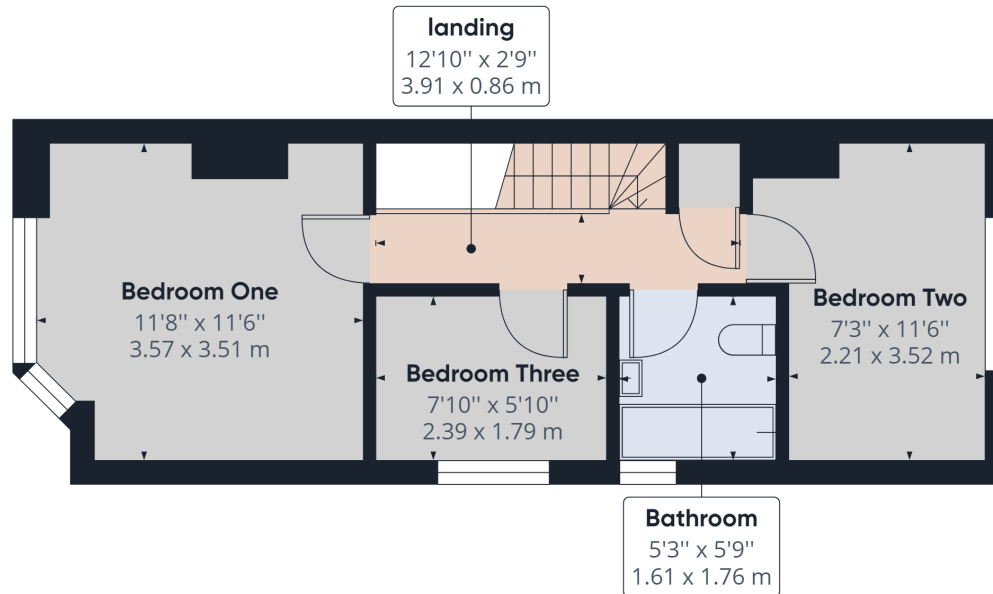
Email: sales@terencepainter.co.uk

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

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
792.63 ft²
73.64 m²

(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.

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