



Terence Painter

ESTATE AGENTS

- Available To Reserve Off Plan Now!
- Two Bedroom Semi Detached House
- Allocated Parking
- Bathroom
- Open Plan Kitchen/living Area
- Finished to a High Specification
- Fully Fitted Kitchen with Integrated Appliances
- Ground Floor Cloakroom/W.C
- 10 Year Building Warranty
- Choice of Carpets
- Help to Buy Available on This Property



Plot Two 30 Albion Road, Broadstairs, Kent. CT102UP.

Freehold £295,000

AVAILABLE TO RESERVE OFF PLAN NOW! ATTRACTIVE TWO BEDROOM SEMI DETACHED HOUSE IDEALLY LOCATED FOR VILLAGE LIFE!

This exclusive new development of just three brand new two and three bedroom houses situated in the heart of the picturesque village of St. Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket, post office and a chemist. The village is also served by a good selection of schools, doctors and a dental practice.

St. Peters sits on the outskirts of Broadstairs and is within a mile radius of the towns seven sandy beaches, North Foreland Golf Course and the extensive shopping and leisure facilities at Westwood Cross

This attractive semi detached house will be finished to a very impressive specification and will offer well proportioned living space including a welcoming entrance hall, cloakroom/w.c and an open plan kitchen/living room which features a well appointed kitchen with an extensive range of integrated appliances and granite worktops. On the first floor are two double bedrooms and a bathroom. Externally this home will benefit from a landscaped garden and allocated off street parking. The property is expected to be ready December 2021.

These properties benefit from a 10 years building warranty and developers are offering buyers the opportunity to have their choice of carpets laid.

These homes are available to reserve off plan now so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing. 'Help to Buy' is available on this property.

### **Entrance**

Via an open entrance porch and composite front door.

### **Entrance Hall**

With doors to cloakroom/WC and into open plan living area/kitchen.

### **Cloakroom/W.C**

To be fitted with a low level WC and wash hand basin.

### **Open Plan Kitchen/Living Room**

Lounge Area: Approx. 3.65m x 3.03m extending to 3.68m (12' 0" x 9' 11" ext. to 12' 1") Window to front and French doors to side leading out to the garden. Wood effect laminate flooring. Open to kitchen/dining area.

Kitchen/dining Area: 4.65m (15' 3") max including staircase x 3.47m (11' 5"). To be fitted with a range of units with light grey shaker style doors. To include, a choice of granite work-surfaces, integrated electric oven, gas hob, extractor, dishwasher and fridge-freezer. Space and plumbing for washing-machine. Wood effect laminate flooring.

### **First Floor**

#### **Landing**

Built-in storage cupboard.

#### **Bedroom One**

3.950m x 2.685m (13' 0" x 8' 9") Feature oriel window to the side and two sky-light windows. Built-in storage cupboard.

#### **Bedroom Two**

2.950m x 2.180m (9' 8" x 7' 2") With window to front and built-in storage cupboard.

**Plot Two 30 Albion Road, Broadstairs, Kent. CT102UP.**

**£295,000**

## Bathroom

To be fitted with panelled bath, wash basin and WC.

## Exterior

## Garden

The property will feature a private enclosed garden to the side of the property.

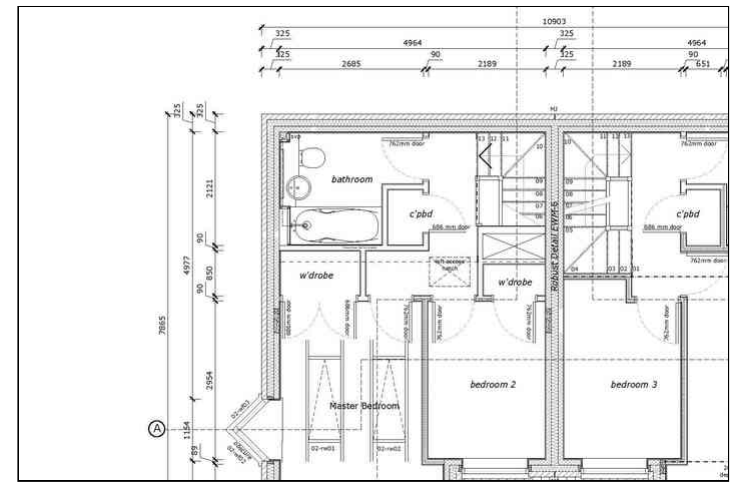
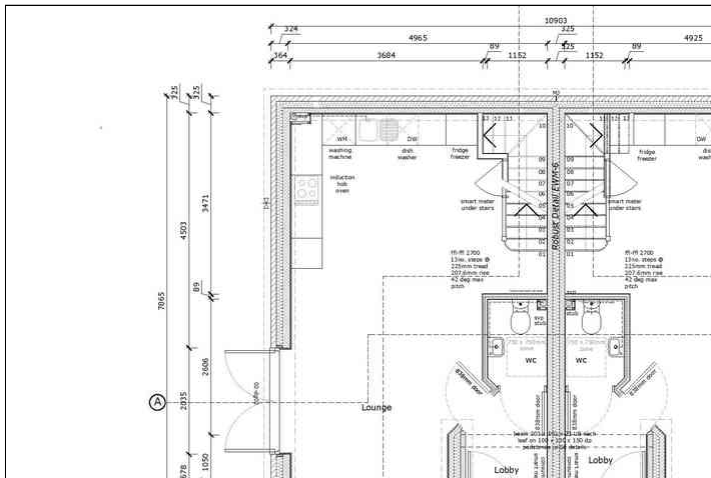
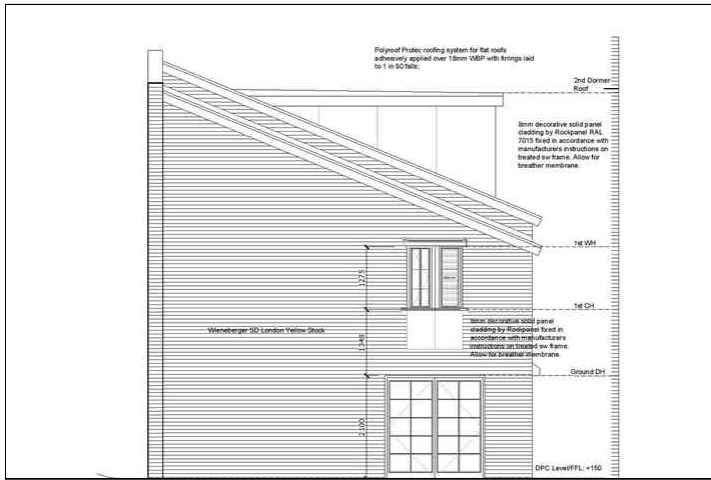
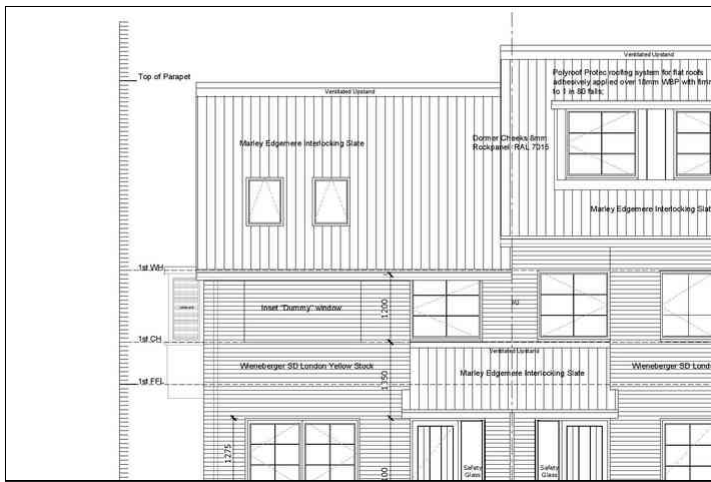
## Allocated Parking

The property will benefit from a private allocated parking space.



**Plot Two 30 Albion Road, Broadstairs, Kent. CT102UP.**

**£295,000**

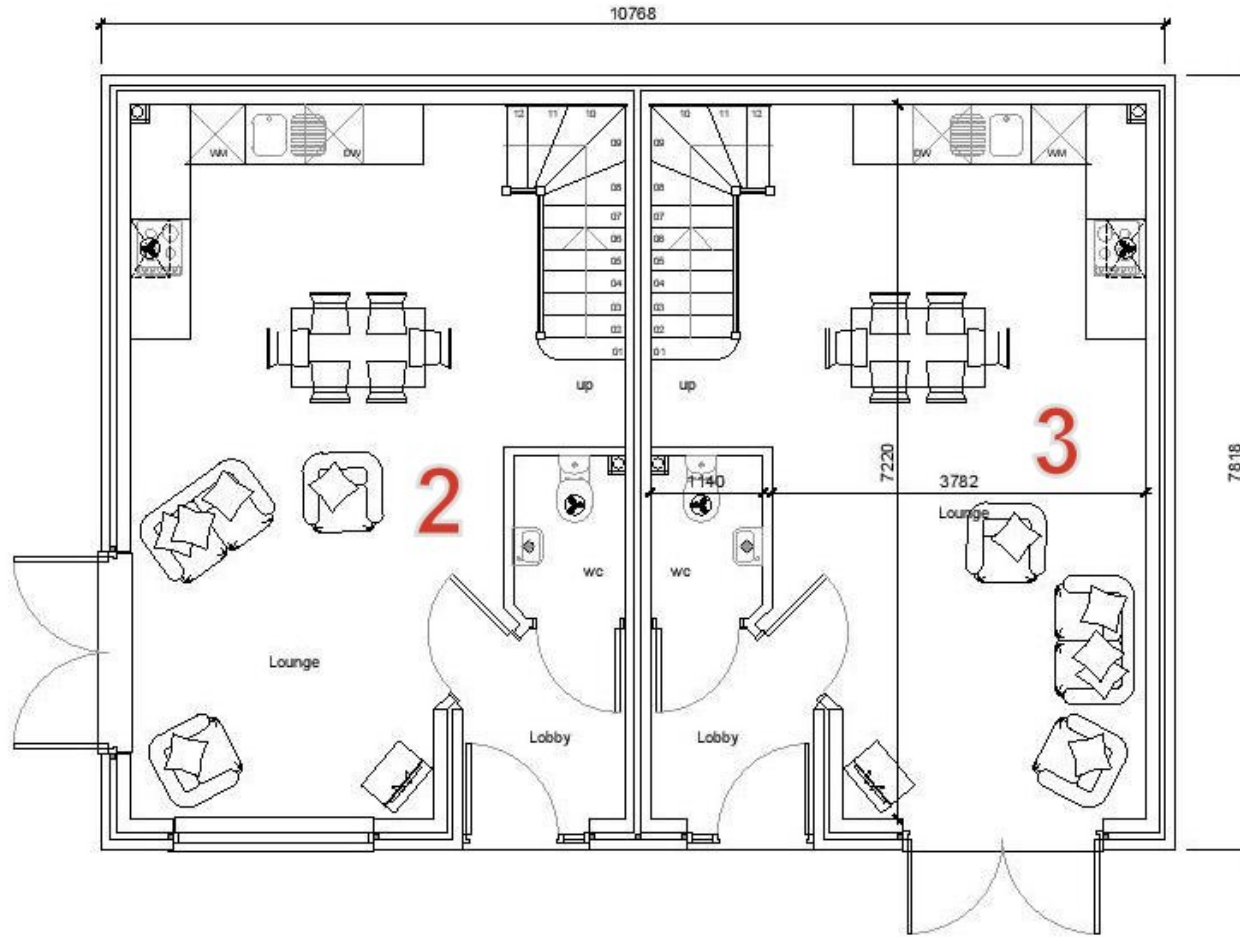


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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

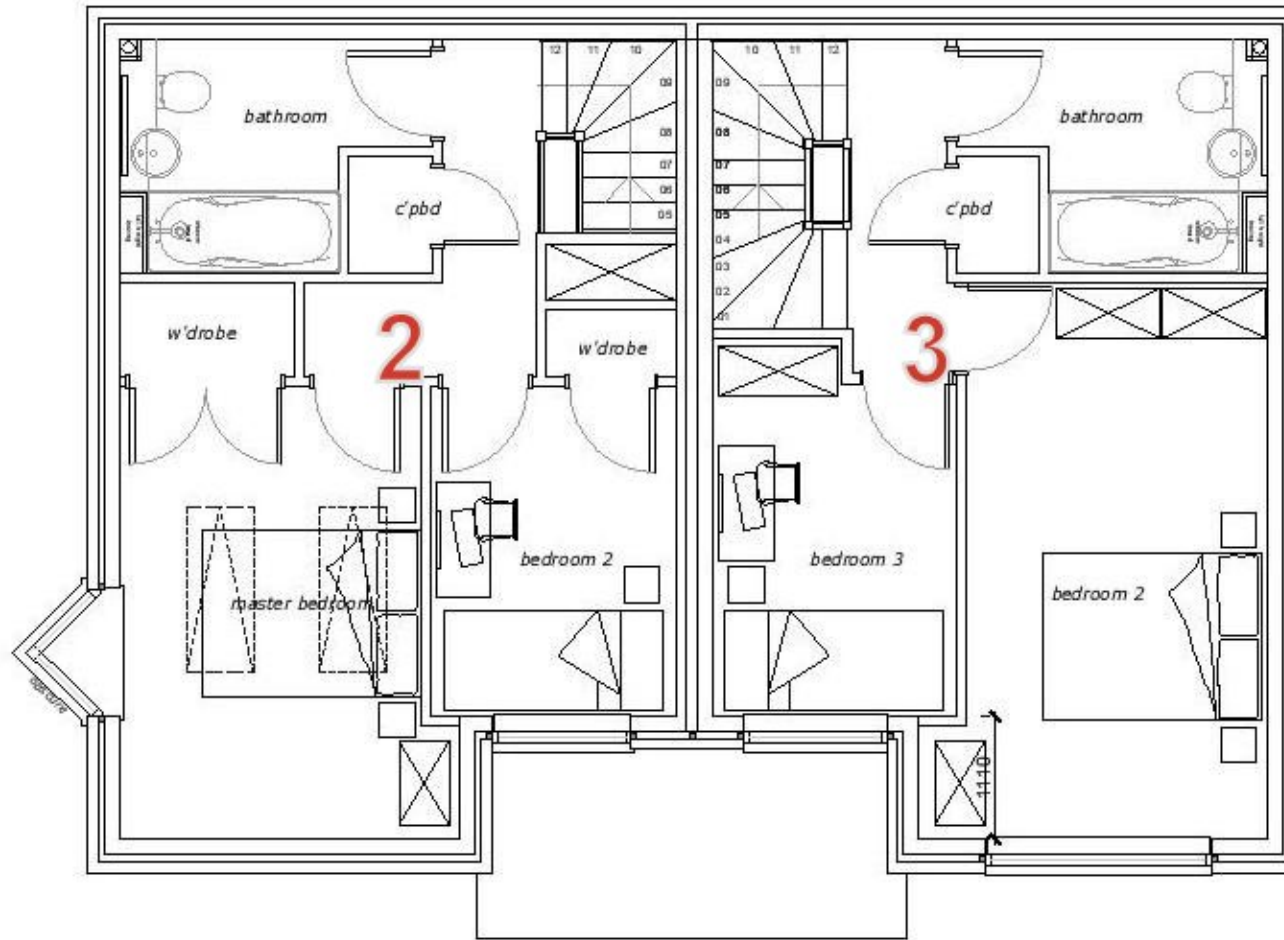
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in 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.



## Ground Floor

Plot Two 30 Albion Road, Broadstairs, Kent. CT102UP.

£295,000



## First Floor

Plot Two 30 Albion Road, Broadstairs, Kent. CT102UP.

£295,000



Plot Two 30 Albion Road, Broadstairs, Kent. CT102UP.

£295,000