

Terence Painter

ESTATE AGENTS



- Semi Detached House
- Fantastic Location!
- Two Double Bedrooms
- Lounge & Conservatory
- Downstairs Cloakroom/W.C
- No Forward Chain
- Well Appointed 15'1" Kitchen/Diner
- Garage & Driveway
- Modern Shower Room (Formerly a Bathroom)
- Landscaped Rear Garden with Timber Shed
- Located Within Yards Of Dumpton Gap Beach & Cliff Top Walks

29 Whytecliffs, Broadstairs, Kent. CT101SW.

Freehold £380,000

NO FORWARD CHAIN! - THIS SEMI DETACHED HOME IS IN A STUNNING LOCATION WITHIN YARDS OF DUMPTON GAP BEACH AND WILL NOT FAIL TO IMPRESS....ARRANGE YOUR VIEWING NOW!

This wonderful semi detached house is situated in one of Broadstairs most sought after residential areas. This property's ideal location means it's within just meters of the picturesque sandy beach at Dumpton Gap, cliff top walks, transport links, and schools.

This home is being offered with no forward chain and offers well proportioned living accommodation including a welcoming entrance hall, lounge, well appointed kitchen/diner with some integrated Bosch appliances, cloakroom/wc and a conservatory.

On the first floor are two double bedrooms and a modern shower room which was formerly a bathroom.

Externally this home continues to impress with a delightful rear garden with a large timber shed, raised decked terrace area and an abundance of Mediterranean style planting. This home also benefits from a garage with a remote activated door and a block paved driveway providing ample off street parking.

An early internal viewing is highly recommended in order to fully appreciate everything this property has to offer. Call Terence Painter Estate Agents Now on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Entrance to the property is via a double glazed front door with feature leaded light inserts.

### Entrance Hall

Once in the hallway, straight ahead of you are the stairs to the first floor. There is a double glazed window to the side, a radiator, coved ceilings and doors to the lounge and cloakroom/W.C.

### Cloakroom/W.C

A white suite comprising close coupled w.c. and wash hand basin. There is a double glazed window to the front, a radiator, laminate flooring and localised tiling.

### Lounge

14' x 11' 7" (4.27m x 3.53m) An attractive room with double glazed windows to the front. This room also has a contemporary fitted fireplace with a stone surround. There is a television point, telephone point, an inset storage cupboard under the stairs, laminate flooring, radiators and a door leading into the kitchen / diner.

### Kitchen/Diner

15' 1" x 8' 8" (4.60m x 2.64m) A good sized kitchen / diner with a fitted range of cream shaker style wall and base units inset to marble effect roll edge worksurfaces. There is a built in Bosch oven/grill, microwave and a ceramic hob with an extractor hood over. There is space and plumbing for a washing machine, dishwasher and fridge/freezer, wall mounted boiler, a window to the rear garden and to the far end of the kitchen there is a door to the garage. To the dining end there is space for a table and chairs. There are double glazed sliding doors to the conservatory.

### Conservatory

13' x 8' 10" (3.96m x 2.69m) A very attractive addition leading from the kitchen / diner. A white UPVC style conservatory with power points, light, radiator, laminate flooring and double glazed French doors to the garden.

## First Floor

### Landing

This landing has access to the loft, coved ceilings, an inset linen cupboard located over the stairwell and doors to both bedrooms and bathroom.

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### **Bedroom One**

15' 1" x 12' 10" (4.60m x 3.91m) A lovely sized 'L' shaped room which has two windows to the rear with a radiator beneath each. There are carpet floors and coved ceilings with downlights.

### **Bedroom Two**

10' 4" x 8' 5" (3.15m x 2.57m) A generous second bedroom with carpet flooring, a glazed window to the front with a radiator beneath.

### **Shower Room**

1.94m x 1.89m (6' 4" x 6' 2") There is a frosted double glazed window to the front of the property, large fully tiled shower cubicle, wash hand basin inset to a vanity unit, low level w.c, chrome towel radiator, wall light, tiled walls and vinyl flooring.

### **Exterior**

#### **Front Garden/Driveway**

A low maintenance block paved front which provides off road parking for several cars.

#### **Rear Garden**

11m x 9m (36' 1" x 29' 6") A very attractive rear garden with a paved area to the rear flank including a large timber built shed. There are two steps leading up to a rear lawn and shaped decked area. The boundaries are fenced, there are raised flower beds with structured shrubs and Mediterranean style plants. There is access to the front and a door into the rear of the garage.

#### **Garage**

A single garage with a remote activated shutter style door to the front, power points and light. There is a glazed door to the rear leading to the rear garden.

#### **Council Tax Band**

The council tax band is D.



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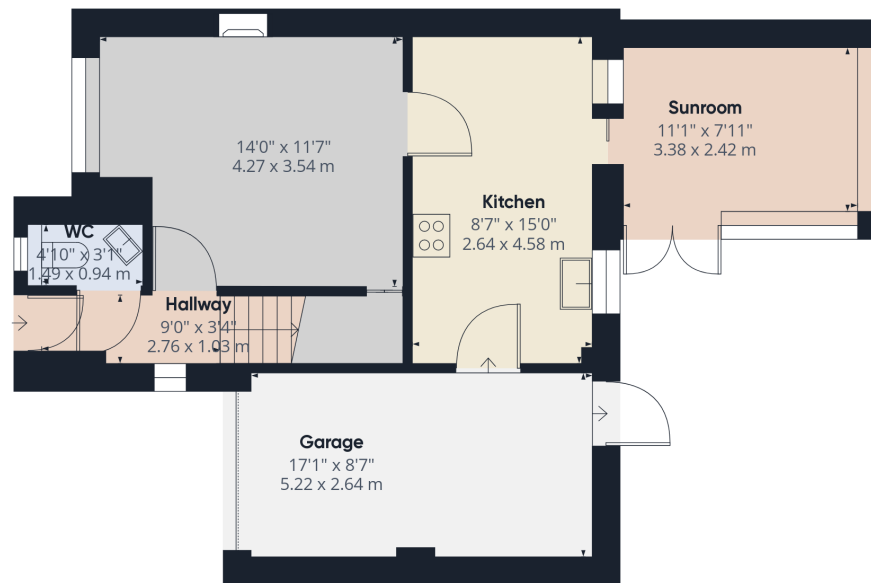


Viewing strictly by prior appointment with the Selling Agents  
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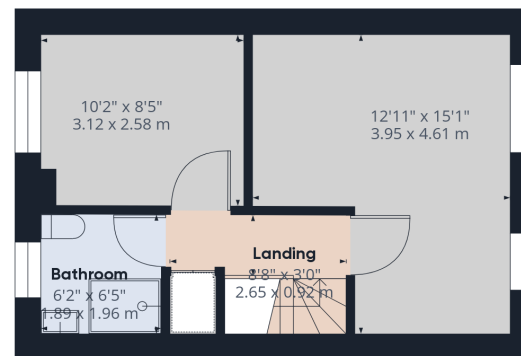
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Ground Floor



Floor 1

Approximate total area<sup>0</sup>

936.34 ft<sup>2</sup>

86.99 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.

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