



# Terence Painter

ESTATE AGENTS

- Semi - Detached House
- Three Double Bedrooms
- Central Broadstairs Location
- Beautifully Appointed & Spacious Accommodation Throughout
- Garage En-Bloc
- 28'2" Lounge/Diner
- Landscaped Rear Garden
- Conservatory
- Off Street Parking to Rear
- Close to Town Centre & Amenities

**64 Ramsgate Road, Broadstairs, Kent. CT101PL.**

**Freehold £385,000**

A SPACIOUS AND BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE LOCATED IN A CONVENIENT TOWN CENTRE LOCATION!

This property has been lovingly improved and maintained by the current owners, the ground floor benefits from an enclosed porch, airy and welcoming entrance hallway, 28'2" lounge/diner, kitchen with integrated appliances and a conservatory. The upstairs features a 15'6" landing, three double bedrooms, shower room and separate w.c.

Externally the property boasts a beautiful landscaped garden with large lawned area and a patio seating are immediately to the rear of the house. There is also a garage en-bloc and off street parking outside at the rear.

This is a perfect opportunity to acquire this beautifully presented three bedroom house within the heart of Broadstairs. Conveniently located for the towns shops, station and beaches this delightful property would make the perfect family home.

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

## INTERIOR

### Porch

1.94m x 0.57m (6' 4" x 1' 10") Entrance into the enclosed porch is gained via a UPVC and part glazed door.

### Entrance Hallway

4.14m x 2.04m (13' 7" x 6' 8") Entrance into the property is gained via a further frosted glazed UPVC door. The entrance hallway features an under stairs storage cupboard, radiator and wooden flooring.

### Lounge/Diner

8.59m x 3.85m (28' 2" x 12' 8") The double aspect lounge/diner benefits from a double glazed window to the front, TV point, feature electric fireplace, two radiators, carpeted flooring and a double glazed door leading to:

### Conservatory

3.20m x 2.47m (10' 6" x 8' 1") Double glazed brick built conservatory with French doors out to the rear garden, radiator and wooden flooring.

### Kitchen

3.60m x 3.13m (11' 10" x 10' 3") Double aspect kitchen featuring a double glazed window overlooking the rear garden, double glazed door to rear garden, high and low kitchen units, stainless steel sink unit inset to countertop, space and plumbing for fridge-freezer, washing machine and dishwasher. There is an integrated electric oven, gas hob inset to countertop with extractor over and tiled flooring.

### Landing

4.74m x 1.60m (15' 7" x 5' 3") The landing features a double glazed frosted window to side, loft hatch, airing cupboard and carpeted flooring.

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### **Principal Bedroom**

4.54m x 3.57m (14' 11" x 11' 9") The principal bedroom has a double glazed window to front, TV point, radiator and carpeted flooring.

### **Bedroom Two**

3.90m x 3.17m (12' 10" x 10' 5") Bedroom two features a double glazed window to rear, radiator and carpeted flooring.

### **Bedroom Three**

2.73m x 2.41m (8' 11" x 7' 11") Bedroom three has a double glazed window to front, radiator and carpeted flooring.

### **Shower Room**

1.80m x 1.77m (5' 11" x 5' 10") The shower room benefits from two double glazed frosted windows, corner shower cubicle, radiator, wash hand basin with storage under, tiled walls and wooden flooring.

### **W.C.**

1.66m x 0.82m (5' 5" x 2' 8") Featuring a double glazed frosted window to side, low level w.c and tiled flooring.

## **EXTERIOR**

### **Front Garden**

The front of the house benefits from its beautiful curb appeal and has a well maintained and landscaped front garden with a good sized lawned area and mature hedges.

### **Rear Garden**

The West facing landscaped rear garden offers a patioed seating area immediately to the back of the property and a good sized lawned area with mature shrubbery, storage shed, rear gate access and side gate access.

### **Garage En-Bloc**

To the rear of the property is a garage en-bloc.

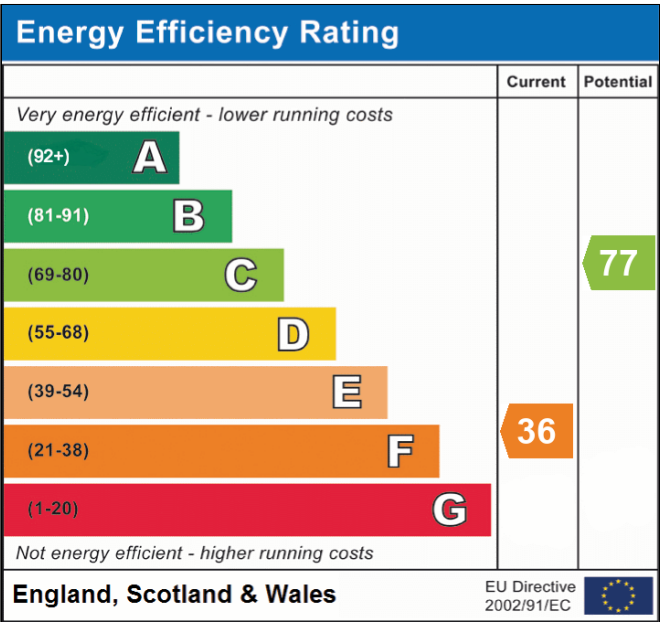
### **COUNCIL TAX BAND - C.**



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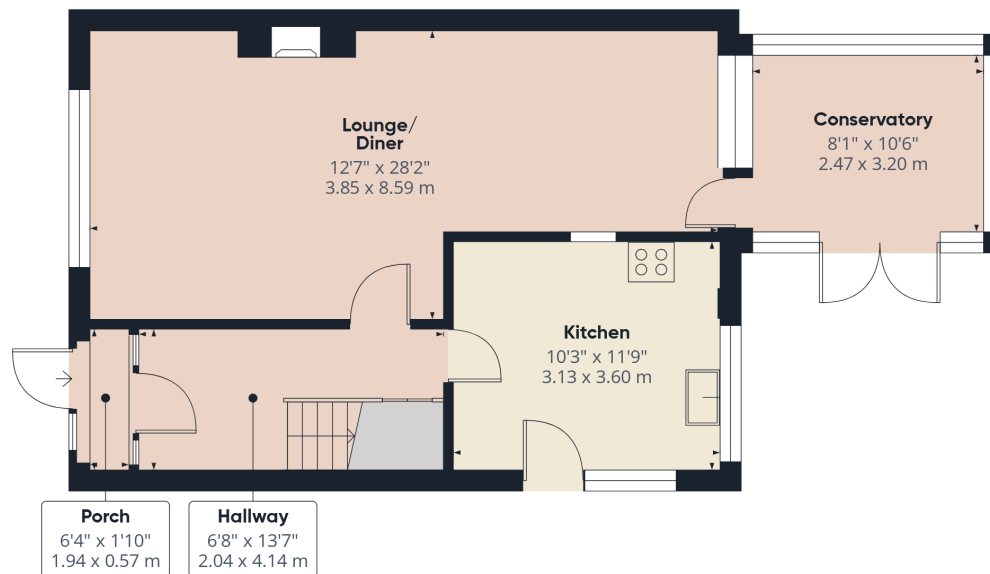


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

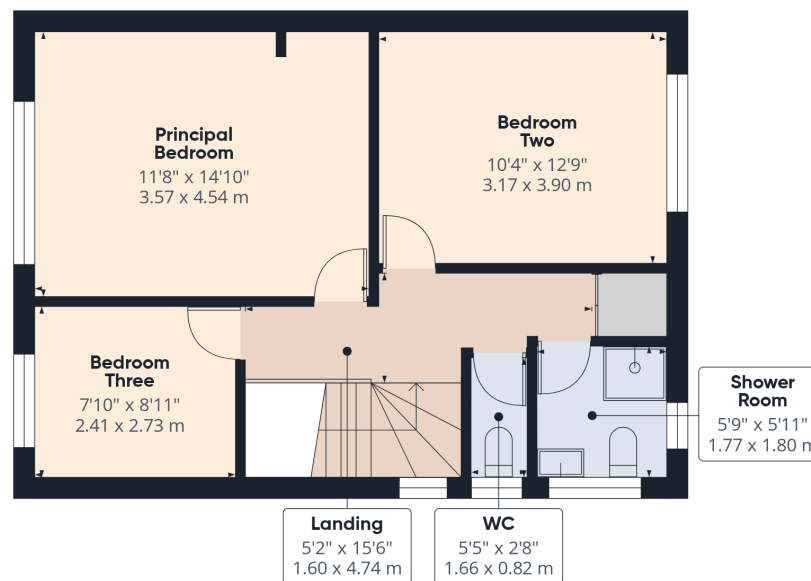
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ESTATE AGENTS



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1131 ft<sup>2</sup>  
105.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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