

01843 80 80 88

0.75% +VAT for selling

£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Beacon Road, St Peters, Broadstairs

£ 197,500



- Semi-detached family home in sought after Broadstairs area
- Three bedrooms
- Off street parking to front for two vehicles
- Lounge and separate dining room
- Close to local schools & 1.2 miles from Broadstairs train station
- Double glazing (where stated) and gas fired central heating
- Ideal for School catchment
- No forward chain

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

IDEAL FAMILY HOME IN SOUGHT AFTER BROADSTAIRS LOCATION, IDEAL FOR SCHOOL CATCHMENT.

Situated in the ever popular Beacon Road, St Peters, Broadstairs this semi-detached family home is ideally located for schools. Bus routes and train station which is also just 1.2 miles away. Broadstairs high street and sandy beaches are also close by.

The property offers good sized family accommodation with entrance hall, lounge and separate dining room, galley kitchen, large garden with patio and lawn. Upstairs there are three bedrooms and a family bathroom. The front of the property provides easy access to off street parking with double gates and walled perimeter. Broadstairs is synonymous with Charles Dickens and his life and works are celebrated every year with Folk Week and The Dickens Festival. The high street is well known for its restaurants, cafes, pubs and ice cream parlours. There are sandy beaches at Stone Bay, Viking Bay and Dumpton Gap. The high street is refreshingly vibrant with a super selection of traditional shops and stores. There is a mainline railway station, library, Post Office and two metro supermarkets. Local bus routes are also close by and offer a regular service to the local shopping centre at Westwood Cross, as well as Margate and Ramsgate. Local schools, including Infant, Junior and Grammar are all within walking distance and within the catchment areas.

Entrance Hall

Stairs to the first floor. Radiator and window to the side.

Sitting Room

15'4x10'7 - Front aspect with double glazed bay window, laminate flooring, fire place and radiator.

Dining Room

11'8x10'8 - Radiator, window to rear, picture rail, wood laminate flooring.

Kitchen

14'2x5'4 - Galley kitchen. Wall and base units. Plumbing for washing machine, recess for cooker, door to rear garden.

Landing

Loft access

Bedroom 1

3.8 x 3.2 - double glazed window to the front. Radiator and picture rail.

Bedroom 2

3.6 x 3.2 - double glazed window to the rear. Radiator and picture rail.

Bedroom 3

2.68 x 1.66 - double glazed window to the rear. Radiator and picture rail .

Bathroom

White 3 piece suite. Panelled bath, wash hand basin and low level W/C, tiled, frosted double glazed window to the rear.

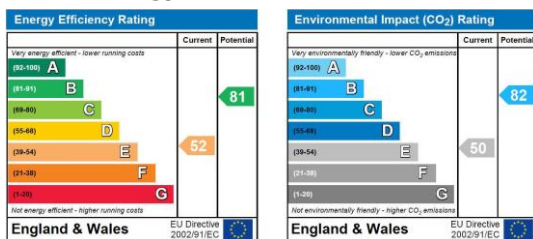
Garden

Approx 80ft to the rear.

Off road parking to the front for two vehicles



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

Xpert agents Ltd registered in the UK 08665754

