

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



Dundonald Road, Broadstairs £ 335,000



- Five bedrooms
- Two bathrooms
- Situated within minutes of Broadstairs Beach
- Beautiful fitted kitchen
- Two reception rooms
- Front and rear garden
- Close to the Town centre

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

Draft Details!!! Let Xpert Agents give you the chance to live by the sea with the beautiful Viking Bay a short walk away! This spacious family home in the heart of Broadstairs is a must see. The home has been well looked after by its owners and offers 5 bedrooms, 2 bathrooms, 2 reception rooms, fitted kitchen and front and rear gardens. Being a family home the property is within a short distance of a variety of Schools and College. The pictures available only tell half the story so we recommend you book a viewing to appreciate all on offer.

Entrance

Via double glazed door in to:

Hallway

Exposed floor boards, radiator, cornice ceiling, under stairs storage, doors to:

Lounge 7.11m (23'4") x 3.33m (10'11")

Double glazed bay window to front, two radiators, exposed floor boards, cornice ceiling, inset gas fire.

Kitchen 5.00m (16'5") x 3.56m (11'8")

Fitted range of matching wall and base units with work surface over, integrated sink and drainer, range oven, plumbed in American style fridge/freezer, double glazed window to rear, double glazed door to the front, tiled flooring.

Dining Room 5.23m (17'2") x 2.82m (9'3")

Radiator, double glazed patio doors to the rear garden

Landing

Split level with doors to

Bedroom 1 5.31m (17'5") x 3.94m (12'11")

Double glazed bay window to front, double glazed window next to bay window, radiators x2, exposed painted wood floor, feature coving

Bedroom 2 3.35m (11'0") x 3.05m (10'0")

Double glazed window to rear, radiator, exposed floor boards

Bathroom

Cupboard housing boiler, pedestal wash hand basin, panelled bath with shower over, low level w.c., double glazed frosted glass windows x2 to side, radiator, coving

Bedroom 3 3.02m (9'11") x 2.67m (8'9")

Double glazed window to rear, radiator, built in cupboard

2nd floor landing

Doors to

Bedroom 5 3.38m (11'1") x 2.57m (8'5")

Double glazed window to rear, radiator, stripped wood floor.

Bathroom

Low level w.c., wash hand basin, panelled corner bath with shower over, radiator, double glazed frosted glass window to side, part tiled to 3 walls, laminate flooring

Bedroom 4 4.93m (16'2") x 3.89m (12'9")

Two "Velux" windows to rear, radiator, inset spot lights

Rear Garden

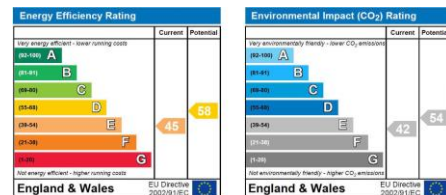
Wall and fence perimeters with patio area and established flower beds, side access.

Side Garden

Mainly paved, shed and side access

Front Garden

Mature shrubs and access to the property



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