



Western Esplanade, Broadstairs



Flat 4 The Lancaster
4 Western Esplanade
Broadstairs
Kent
CT10 1TG



Description

First Floor

- Entrance Hall
- Lounge/Diner
15'7 x 10'10
(4.75m x 3.30m)
- Kitchen
10'4 x 6'6
(3.15m x 1.98m)
- Bedroom
14'7 x 9'9
(4.45m x 2.97m)
- En-suite
Shower Room
- Bedroom
11'1 x 8'2
(3.38m x 2.49m)
- Bathroom

External

- Balcony
28'10 x 3'10
(8.79m x 1.17m)

Property

A stunning two-bedroom apartment with direct sea views, being sold chain free. Located within The Lancaster, Western Esplanade, this property is ideal for buyers who are looking to be moments from the beach, local amenities and transport links.

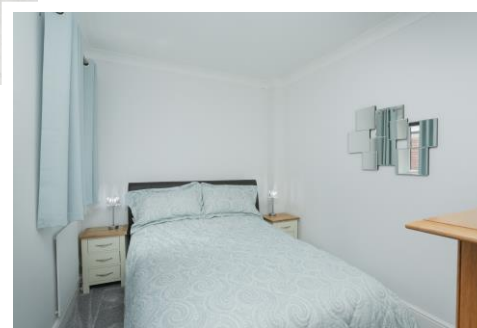
Internally the property is accessed via a secure communal entrance and comprises an entrance hall leading to a lounge diner, contemporary fitted kitchen and two well-proportioned bedrooms serviced by an en suite to the master and separate bathroom. Further benefits to the property include a generous balcony stretching the whole front of the apartment accessed via the master bedroom and bi-folding doors in the lounge diner as well as designated off street car parking.

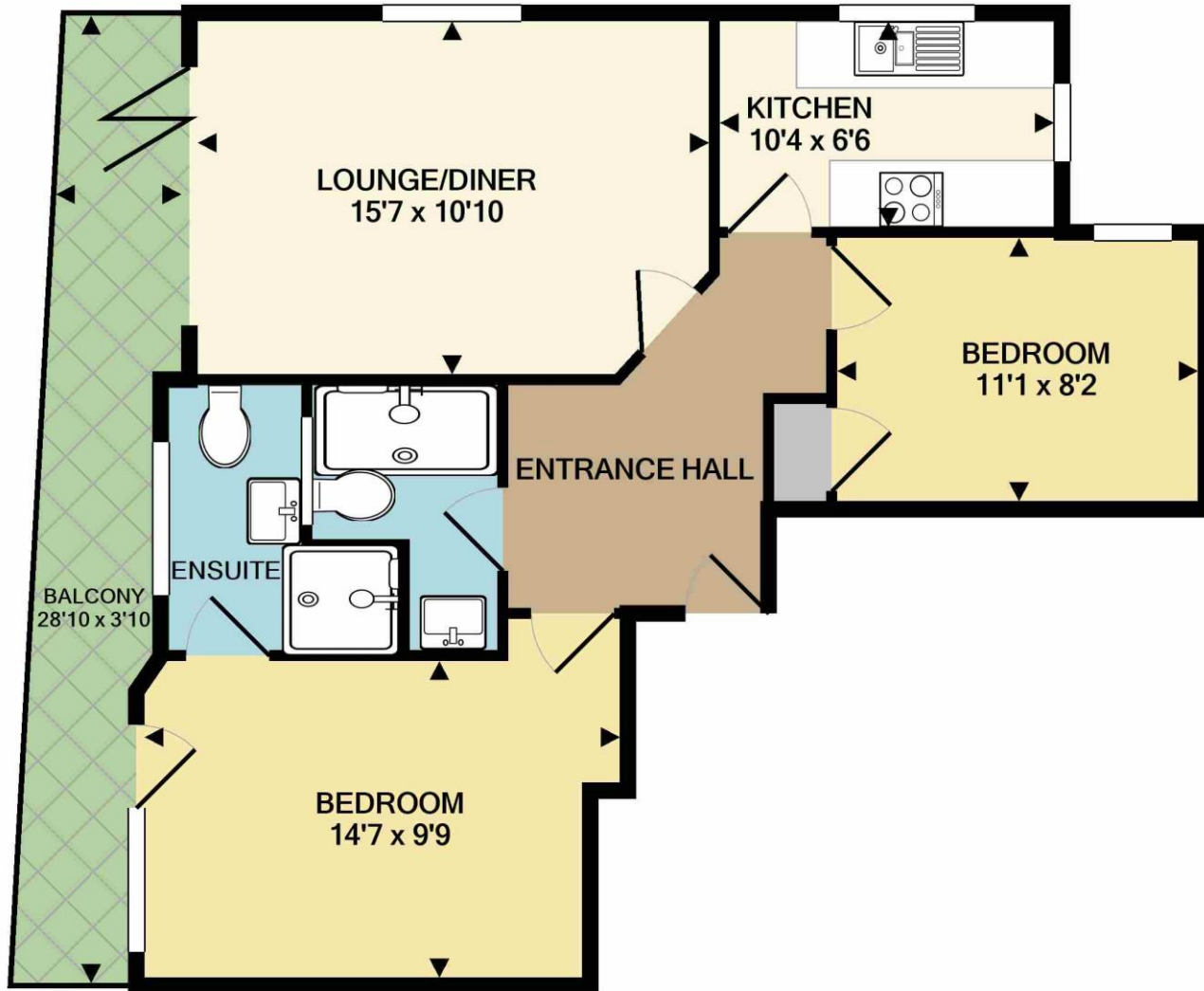
In our opinion this beautiful apartment is perfect for a range of buyers including those looking for a holiday home by the sea or a reliable buy to let with fantastic potential return.




Location

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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