



Green Lane, Broadstairs



32 Green Lane  
Broadstairs  
Kent  
CT10 2RR



**Description**

Ground Floor

- Porch
- Hallway
- Lounge  
14'7 x 11'10  
(4.45m x 3.61m)
- Dining Room  
12'0 x 11'10  
(3.66m x 3.61m)
- Kitchen  
13'11 x 10'4  
(4.24m x 3.15m)
- Utility Room  
7'9 x 7'4  
(2.36m x 2.24m)
- Cloakroom

- Bedroom  
13'0 x 11'10  
(3.96m x 3.61m)
- Bathroom
- Separate W.C.

Second Floor

- Bedroom  
17'5 x 7'7  
(5.31m x 2.31m)

External

- Front/Driveway
- Garage
- Rear Garden

First Floor

- Landing
- Bedroom  
16'7 x 10'2  
(5.05m x 3.10m)
- Bedroom  
12'0 x 11'10  
(3.66m x 3.61m)

## Property

Found along the sought after location of Green Lane is this incredibly spacious four bedroom detached home, situated on a corner plot with wrap around gardens offering plenty of room for extending if required with relevant planning. Set back from the road behind a walled front garden the property benefits from a lot of privacy by not being overlooked, to the ground floor there is an entrance porch, a light and spacious lounge to the front, a separate dining room, plenty of storage cupboards and a good size kitchen leading to a wc and utility room with door to the garden.

The first floor comprises three double bedrooms, a separate wc and a family bathroom with stairs leading to the second floor where there is a further double bedroom, the perfect space for any growing family.

Externally to the front the property has a paved front garden with a variety of mature conifers, off street parking for several cars leading to a garage. The sunny aspect large walled rear garden is mainly laid to lawn with a well developed vegetable plot at the end of the garden perfect for anyone looking to grow their own food, there is also a paved terrace area ideal for entertaining.

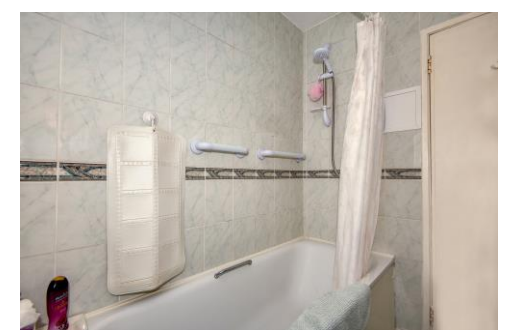


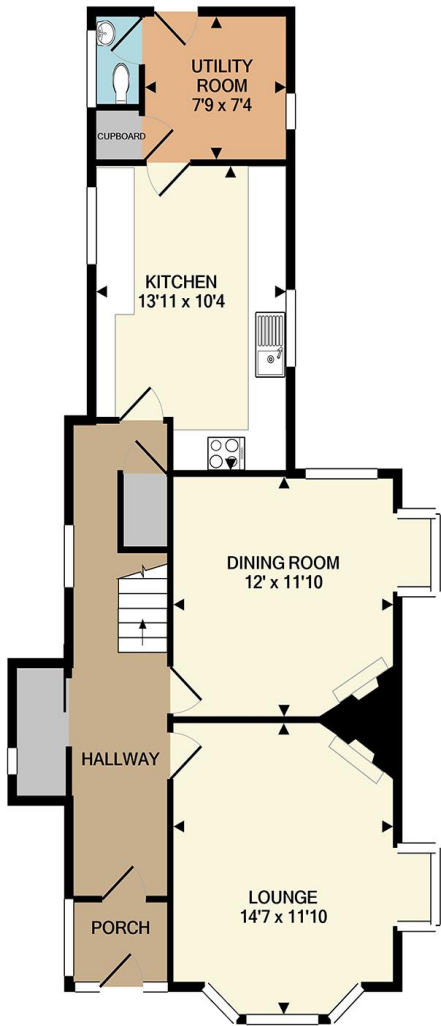
## Location

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.

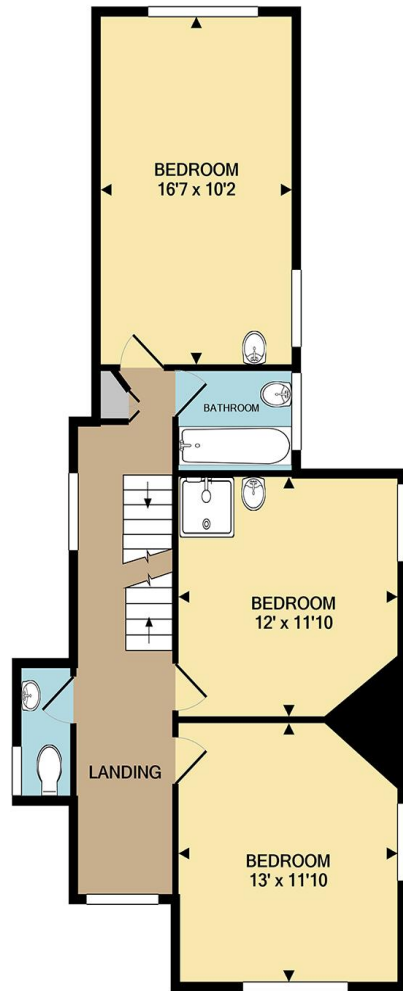
Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs.

Ramsgate 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.

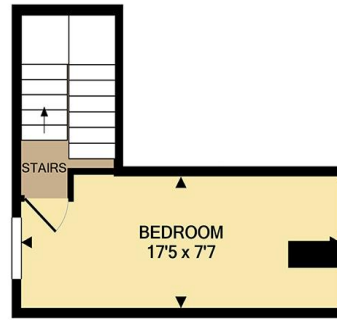




GROUND FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 662 SQ.FT.  
(61.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 156 SQ.FT.  
(14.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1527 SQ.FT. (141.8 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(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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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)