



## 31 St. Peters Road, Broadstairs

Offers Over £750,000

# 31 St. Peters Road

Broadstairs, Broadstairs

FIVE BEDROOM, SPACIOUS PERIOD FAMILY HOME IN CENTRAL BROADSTAIRS!!!

Situated within close proximity to local amenities and a short walk to the wonderful Viking Bay beach, is this five-bedroom, Victorian detached home, ideal for any growing family. The location is simply excellent also only being a stones throw away from Broadstairs train station, which provides high-speed routes directly to St Pancras station in London.

Set back from the road the ground floor comprises a spacious entrance hallway, lounge/dining room with one original fireplace and one log burner with an Agean Limestone surround, a sun room with double glazed French doors to the rear garden, a bespoke fitted kitchen with solid oak worktops and bleached oak wall and base units and a separate utility space. There is access to the cellar from the hallway.

On the middle floor you will find two of the five double bedrooms, the master bedroom benefits from built in sliding wardrobes and en-suite shower room, one family bathroom with a standalone crow foot bath tub and walk in shower unit, and a separate W/C. On the top floor you will find a further three double bedrooms and another family shower room.

The rear garden is mainly laid to lawn but also offers paved area perfect for entertaining and alfresco dining. There are two side access points to the front garden with off street parking for several cars.

## Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to



**Entrance**

Leading to

**Sitting Room**

15' 2" x 14' 2" (4.62m x 4.31m)

**Dining Room**

13' 9" x 13' 5" (4.19m x 4.10m)

**Conservatory**

12' 6" x 9' 7" (3.82m x 2.91m)

**Kitchen/Breakfast Room**

14' 3" x 10' 1" (4.34m x 3.08m)

**Utility Room**

With WC

**Lower Ground Floor**

Leading to

**Cellar**

23' 6" x 5' 6" (7.16m x 1.68m)

**First Floor**

Leading to

**Bedroom**

14' 0" x 11' 11" (4.27m x 3.64m)

With En-suite Shower Room

**Bedroom**

14' 3" x 13' 9" (4.34m x 4.19m)

**Bathroom**

With bath, shower, toilet and hand wash basin

**Second Floor**

Leading to

**Bedroom**

11' 11" x 10' 1" (3.62m x 3.08m)

**Bedroom**

14' 3" x 13' 10" (4.34m x 4.21m)





## Miles & Barr Exclusive Homes

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)