



**Ash Close**  
Broadstairs | CT10 2PD



Offered for sale with CR Real Estate is this fantastic three-bedroom semi-detached property located in the scenic coastal town of Broadstairs. This home boasts great potential for the lucky new owners, and is the perfect investment for those looking to renovate and make their own mark on a home. With the potential to extend and expand (subject to the relevant planning permissions) this home is perfect for any growing family.

The ground floor of the property comprises of a spacious open plan living/dining area which is perfect for entertaining, a well sized kitchen with separate utility room, and a family room to the rear with double door access to the rear garden. The first floor consist of three generously sized bedrooms and the family bathroom.

Externally, this home features off road parking to the front and a well presented south-west facing rear garden with paved patio area, grass lawn, and summer house to remain which benefits from running electric via battery powered solar panels.

Ash Close is ideally located for buyers who are looking to be within close proximity to local schools and amenities, and transport links including direct train lines to London from the mainline train station which is just under a 6 minute drive away. The nearby A299 Thanet Way provides great access to the motorway network and the Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessible by car.

**Offers In The Region Of £285,000**



- 3 Bedrooms
- Semi Detached
- Off Road Parking
- Fantastic Schools Close By
- Westwood Cross under 1/2 Mile Away
- Close to All Amenities
- Cul-De-Sac Location
- Potential To Expand STPP
- Ideal Buy-to-Let



## Lounge

13'6" x 12'4" (4.14 x 3.77)

## Dining Room

10'4" x 7'8" (3.15 x 2.35)

## Family Room

15'5" x 6'8" (4.70 x 2.05)

## Kitchen

11'3" x 10'11" (3.45 x 3.34)

## Utility Room

6'5" x 5'8" (1.96 x 1.75)

## Bedroom 1

13'6" x 9'3" (4.14 x 2.82)

## Bedroom 2

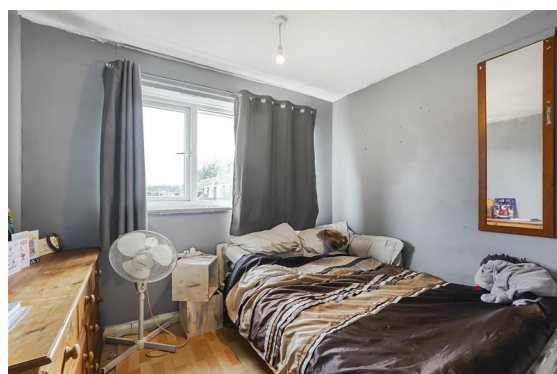
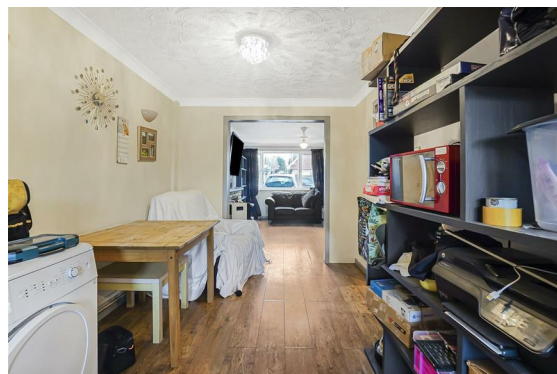
9'3" x 8'11" (2.82 x 2.73)

## bedroom 3

10'5" x 6'7" (3.19 x 2.03)

## Bathroom

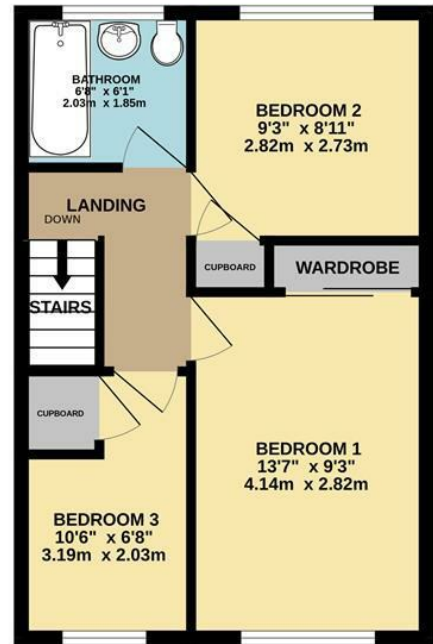
6'7" x 6'0" (2.03 x 1.85)



GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

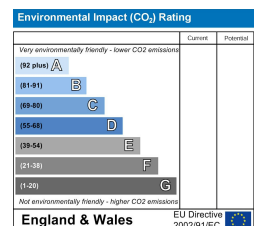
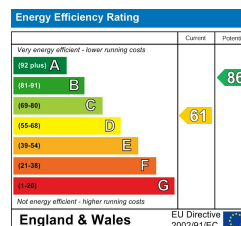
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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