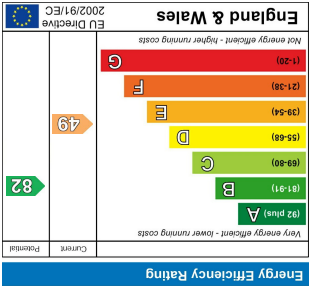


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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

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Relocation **PLATINUM** **MEMBER** **2020/2021**
The Property Ombudsman

45 High Street, Broadstairs, Kent, CT10 1WP
01843 888 444 e. broadstairs@milesandbarr.co.uk

miles & barr
...valuing people, not just property



89 PERCY AVENUE
BROADSTAIRS



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89 PERCY AVENUE
BROADSTAIRS

£475,000

- Sold By Miles and Barr
- Three Bedrooms
- Close To The Sea
- Sunny Aspect Rear Garden
- Off Street Parking
- Planning Permission Granted

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.

ABOUT

THREE BEDROOM FAMILY HOME WITH SUNNY ASPECT GARDEN!!

Miles and Barr are delighted to bring to market this three bedroom detached family home. Located on Percy avenue, this property is ideal for buyers who are looking to be close to the seaside whilst remaining within easy reach of local schools, amenities and transport links. Internally the property comprises an entrance hall leading to an generous lounge to the front of the property, a kitchen and L shaped dining room with access to the impressive rear garden. The first floor offers three well proportioned bedrooms and a family bathroom. Externally the property benefits from off street parking and a large, sunny aspect rear garden.

For those looking for something they can put their own stamp on, this property has had planning permission granted for a part single story/part two story extension. Please see Thanet Planning Ref. No: FH/TH/20/0018

Please call sole agents Miles and Barr on 01843 888444 to arrange an internal viewing.

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge 17'11 x 11'2 (5.46m x 3.40m)
- L Shaped Dining Room 17'8 x 10'9 to 11 x 9'5 (5.38m x 3.28m to 3.35m x 2.87m)
- Kitchen 17 x 6'4 (5.18m x 1.93m)
- First Floor
- Bedroom One 11'3 x 10'8 (3.43m x 3.25m)
- Bedroom Two 10'9 x 9'2 (3.28m x 2.79m)
- Bedroom Three 10'6 x 6'7 (3.20m x 2.01m)
- Bathroom 12 x 6'3 (3.66m x 1.91m)

