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| England & Wales                                |             |
|--|-------------|
| EU Directive 2002/91/EC                        |             |
| Very energy efficient - lower running costs    | A (92 plus) |
| Energy efficient                               | B (81-91)   |
| Decent   | C (69-80)   |
| Below average                                  | D (55-65)   |
| Below average                                  | E (45-54)   |
| Below average                                  | F (21-30)   |
| Very energy inefficient - higher running costs | G (1-20)    |
| Current  | 84          |
| Minimum  | 70          |



**68 DANE COURT GARDENS**  
**BROADSTAIRS**

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**68 DANE COURT GARDENS**  
**BROADSTAIRS** **£475,000**

- Sold By Miles and Barr
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Off Street Parking & Garage
- Close To Amenities

## ABOUT

### FOUR BEDROOM CHALET BUNGALOW CLOSE TO AMENITIES AND SCHOOLS!!

Miles and Barr are delighted to bring to the market this four bedroom detached chalet bungalow. Located on the ever popular Dane Court Gardens, this property is ideal for buyers who are looking to be close to local schools, transport links and amenities. Internally the ground floor comprises an entrance hall leading to a lounge, separate dining room, kitchen and two very well proportioned bedrooms serviced by a family bathroom. The first floor offers two further bedrooms with an additional bathroom. Externally this well looked after home boasts off street parking for multiple cars, a detached garage and a generous but low maintenance rear garden.

In our opinion this property is ideal for a range of buyers including those looking for a family home close to schools or those looking to downsize to a versatile chalet with options to live on either floor.

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

## 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.

## DESCRIPTION

Entrance

Entrance Hall

Lounge 16'11 x 11'11 (5.16m x 3.63m)

Kitchen 13'2 x 8 (4.01m x 2.44m)

Dining Room 12'6 x 10 (3.81m x 3.05m)

Bedroom 11'2 x 11'6 (3.40m x 3.51m )

Bedroom 9'8 x 7'10 (2.95m x 2.39m)

Bathroom

First Floor

Landing

Bedroom 15'8 x 14'4 (4.78m x 4.37m)

Bedroom 12'6 x 9'9 (3.81m x 2.97m)

Bathroom

Exterior

Front Garden

Rear Garden

