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Energy Efficiency Rating	
Current	Possible
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
G	G
F	F
E	E
D	D
C	C
B	B
A	A
Very energy efficient - lower running costs	
66	66
47	47



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124 SALISBURY AVENUE
BROADSTAIRS



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£475,000

- Extended Three Bedroom Family Home
- Ample Off Road Parking
- Large Kitchen/Living space
- Sought After Location
- A Must For Viewings
- Underfloor heating in the hallway, kitchen and bathroom

ABOUT

A wonderful extended three bedroom semi detached home placed in Salisbury Avenue, Broadstairs.

Miles and Barr are delighted to be offering this lovely family home, which comprises; a large hallway, fully fitted kitchen which wraps around to the main living space, two double bedrooms and family bathroom. Externally there is a landscaped garden to the rear and a large driveway to the front for numerous vehicles.

Located only a short walk from Dumpton Gap beach, King George V park and Broadstairs town centre this is bungalow will suit a range of buyers. The property is presented to a high standard and is one that really should be viewed to appreciate all on offer.

For more information and to arrange your viewing please contact Miles and Barr 7 days a week on 01843888444.

DESCRIPTION

Entrance Hall

Lounge/Kitchen/Living Space 21'11" x 17'9" max (6.7 x 5.42 max)

Bedroom 14'4" x 9'10" (4.38 x 3.01)

Bedroom 12'2" x 11'2" (3.72 x 3.42)

Bedroom 9'4" x 6'9" (2.87 x 2.08)

Bathroom 8'5" x 5'4" (2.58 x 1.63)

External

Rear Garden

Front Garden/Off Road Parking

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.

