

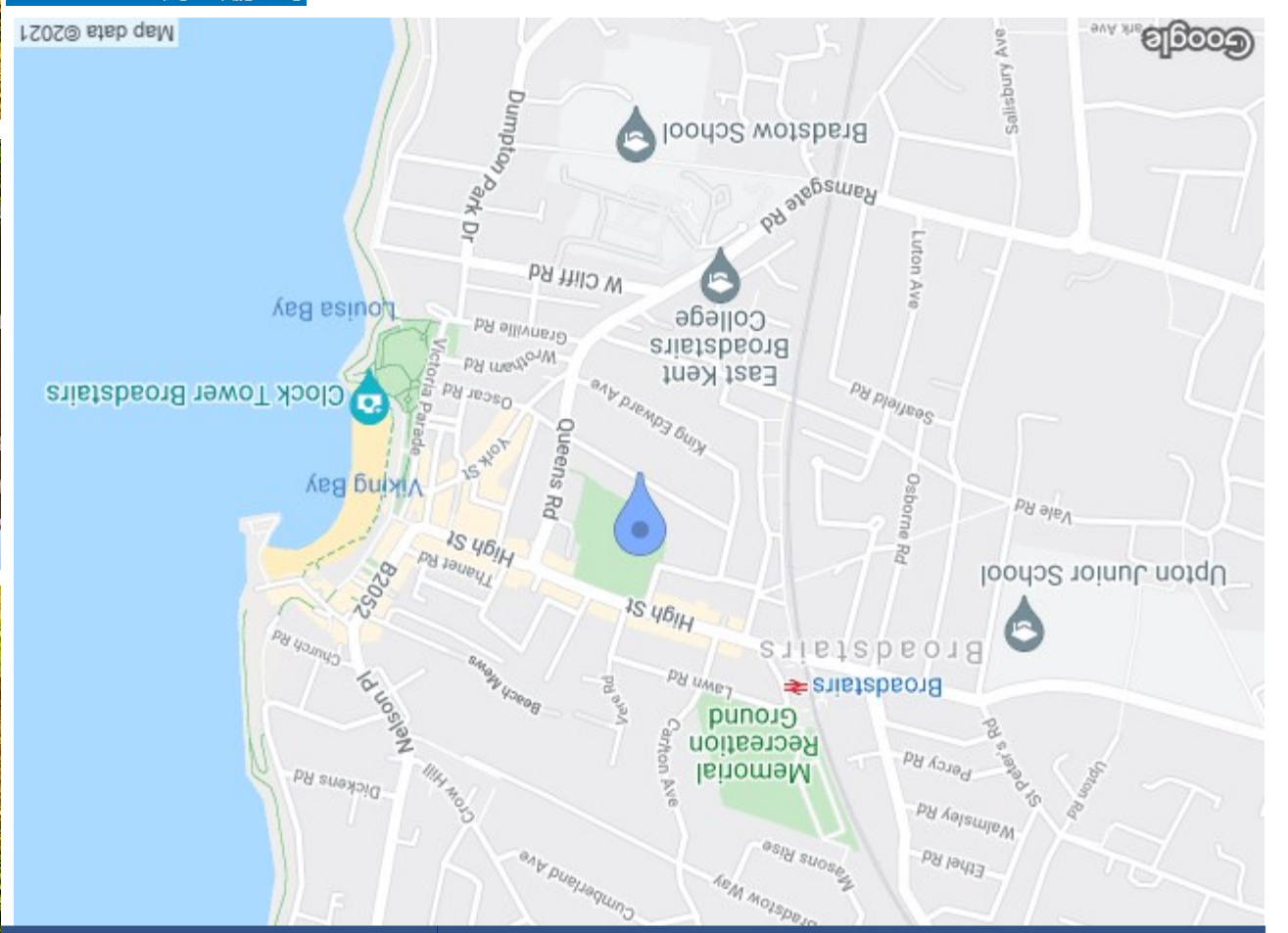
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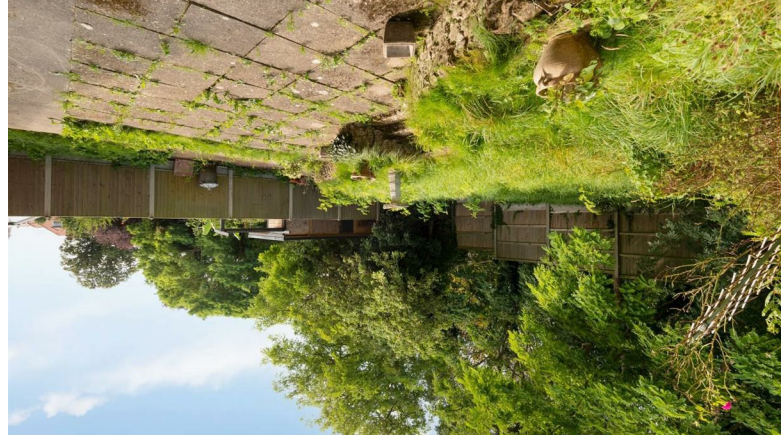
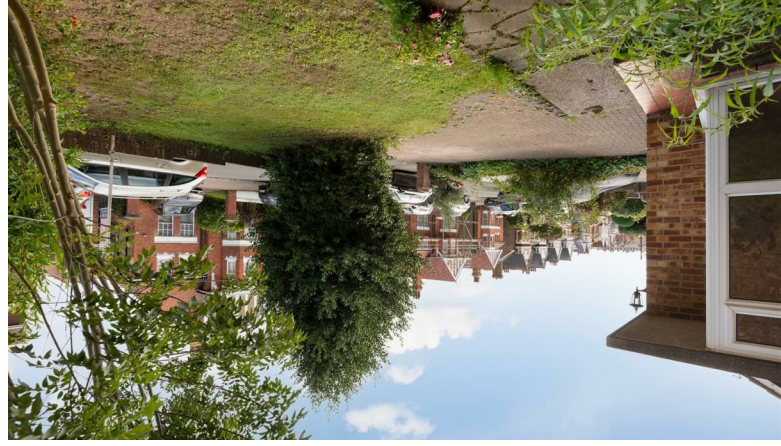
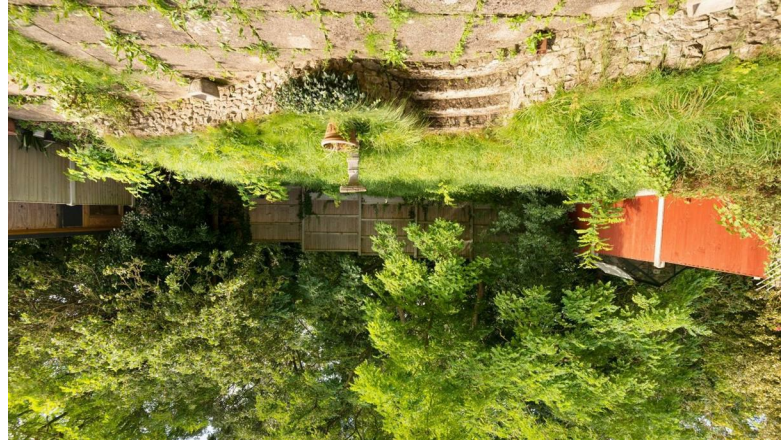
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)



47 PIERREMONT AVENUE
BROADSTAIRS



47 PIERREMONT AVENUE
BROADSTAIRS

£549,950

- Five Bedroom Family Home
- Central Location With Off Road Parking
- Great Location For Schools
- Backing onto Pierremont Park
- No Forward Chain!

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

Found in the popular location of 'Pierremont Avenue' in the centre of Broadstairs town is this spacious five bedroom detached family home, situated a short distance from both the beach and the local amenities.

To the ground floor the property comprises a light and spacious lounge with doors to the garden, a kitchen/breakfast room with a door to the garden, there is also a downstairs WC. On the first floor, there are four double bedrooms and a family bathroom. The second floor converted circa 1980 provides an expansive master bedroom with a bathroom; a perfect space to relax as well as keeping lots of space for storage.

Externally the property has an integral garage plus off-street parking for two cars to the front, with access to the good-sized low maintenance rear garden backing directly onto Pierremont Park.

Broadstairs is a popular bustling seaside town with a variety of shops, bars, cafes and restaurants. There are a number of popular sandy bays and numerous leisure and recreational facilities. Broadstairs also has a mainline railway station providing a regular high-speed rail link to London. The area also benefits from a number of highly regarded schools in both the public and private sector.

DESCRIPTION

Ground Floor

Entrance Hall

Lounge 27'5" x 11'7" (8.38 x 3.54)

Kitchen 14'0" x 10'0" (4.29 x 3.07)

WC

First Floor

Bedroom One 15'8" x 11'10" (4.78 x 3.63)

Bedroom Two 13'5" x 10'3" (4.09 x 3.13)

Bedroom Three 11'11" x 9'2" (3.65 x 2.81)

Bedroom Four 10'2" x 7'6" (3.11 x 2.29)

Bathroom 8'5" x 6'4" (2.59 x 1.94)

Second Floor

Bedroom Five 13'10" x 10'8" (4.23 x 3.27)

Bathroom Two 9'8" x 7'4" (2.97 x 2.25)

External

Rear Garden

Front Garden

Garage

Driveway

