



86 Salisbury Avenue, Broadstairs
£690,000

86 Salisbury Avenue

Broadstairs

Located on a large corner plot in the sought after Salisbury Avenue is this detached five bedroom home, the ideal set up for any growing family or multi generational living. Set back from the road with a lawned front garden the main home comprises a welcoming entrance hallway leading on into the study, to the left is a spacious lounge with doors going into the dining room, off this is the kitchen and a utility room, previously this was all one large open plan kitchen so could be turned back into this. There is also a shower room and access to the garage. To the first floor there are two well proportioned double bedrooms, a further single and a family bathroom.

Access via its own front door or from the dining room there is a further two bedroom extension comprising an open plan kitchen/lounge/diner to the ground floor, with stairs leading up to two bedrooms and a bathroom, ideal for an annexe or air BNB.

Externally, there is a lawned front garden with off street parking for four cars plus garage, a gated side access leads to the generous rear garden mainly laid to lawn with several paved seating areas, two workshops with power, a greenhouse, a summerhouse a cycle shed and a wood shed as well as two ponds and a vegetable plot area.





Ground Floor

Ground Floor Entrance Leading To

Lounge / Diner

27' 11" x 12' 1" (8.51m x 3.68m)

Reception Room

14' 6" x 11' 4" (4.42m x 3.45m)

Kitchen

10' 2" x 11' 4" (3.10m x 3.45m)

Second Kitchen

11' 3" x 7' 9" (3.43m x 2.36m)

Utility Room

11' 3" x 8' 1" (3.43m x 2.46m)

Shower Room

With Shower, Toilet and Wash Hand Basin

Office

9' 4" x 11' 9" (2.84m x 3.58m)

First Floor

First Floor Landing Leading To

Bathroom

5' 7" x 7' 4" (1.70m x 2.24m)

Bedroom

13' 10" x 12' 4" (4.22m x 3.76m)

Bedroom

10' 9" x 7' 5" (3.28m x 2.26m)

Bedroom

10' 5" x 11' 8" (3.18m x 3.56m)

Extension

Ground Floor

Lounge

17' 11" x 10' 11" (5.46m x 3.33m)





TOTAL FLOOR AREA : 203.9 sq.m. (2195 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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