



8 Kingfisher Walk, St. Peters Road  
Broadstairs, CT10 2SN

Asking Price £499,995 Council Tax Band E

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Tullys



## 8 Kingfisher Walk, St. Peters

Broadstairs, CT10 2SN

8 Kingfisher Walk, Broadstairs is a 4 bed detached house spread over 1,109 square feet. The walk is a pedestrianised section set back from St Peters Rd conveniently situated within the catchment areas for schools and walking distance of Broadstairs train station & local bus routes. The property also is in the sought after area requested by English Schools for the potential to earn extra income by being a host family.

Upon entry you will enter a large entrance hall. On the ground floor you will find WC, through lounge/dinner & kitchen. Kitchen has a window over the rear garden and side access door.

On the first floor are four good sized bedrooms, a family bathroom & storage cupboard.

This property has 4.68kw solar panel systems installed reducing electricity costs. Combi boiler installed in 2023 and annually serviced.

South facing back garden, great for BBQ's. There is a cabin/bar with electricity power and is great for entertaining. At the rear is the detached garage with power and lighting. Garden also has access from the rear of the property via Selwyn Drive.

A beautifully decorated & maintained, ready to move in home.

### ENTRANCE HALL







**CLOAKROOM**  
6'2" x 2'11" (1.9 x 0.90)

**KITCHEN**  
11'5" x 11'1" (3.5 x 3.4)

**LOUNGE/DINER**  
23'7" x 15'8" (7.2 x 4.8)

**CONSERVATORY**  
15'1" x 9'10" (4.6 x 3)

**FIRST FLOOR**

**BEDROOM ONE**  
13'1" x 9'10" (4 x 3.0)

**BEDROOM TWO**  
10'5" x 9'2" (3.2 x 2.8)

**BEDROOM THREE**  
9'6" x 7'10" (2.9 x 2.4)

**BEDROOM FOUR**  
6'10" x 6'2" (2.1 x 1.9)

**BATHROOM**  
6'6" x 5'10" (2 x 1.8)

**AGENTS NOTE**

Please be advised that all enquiries will be passed to the vendors who will make contact to arrange viewings. Please do not hesitate to contact us should you have any concerns.



## Floor Plan



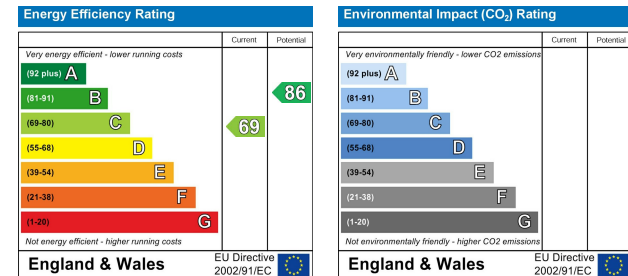
## Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Tully & Co

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