



GUILDCREST ESTATES



122 Ramsgate Road
Broadstairs CT10 2ER





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**Ramsgate Road
Broadstairs, CT10 2ER
Offers in excess of
£400,000**

A rare gem, this charming, detached bungalow is perfectly situated in the beautiful coastal town of Broadstairs. Perfectly placed, close to all local amenities, with shops, restaurants, a train station and stunning Blue Flag beaches within walking distance. This property also benefits from being on a main bus route with local primary, secondary, grammar and private schools a short distance away.

With a side entrance, there is a porch, then through the front door into the light main hallway. Rooms lead off the central hall with a spacious, light lounge/diner with large windows to the front and sides, two good sized double bedrooms, family shower room, separate w.c. and a kitchen to the rear with large window overlooking the well-stocked garden. There is a conservatory, which leads out to the garden and covered patio.

Set back from the road, this home boasts a garage and driveway with double gates providing ample parking





and a separate gated pedestrian entrance. A low maintenance front garden with shingle and an established conifer border. To the rear of the property you'll find a beautiful, sunny enclosed garden, laid to lawn with mature trees and shrub borders. This property would benefit from modernisation throughout to reach its full potential.

Gas Central Heating
COUNCIL TAX BAND - C

Viewing by appointment . Sold as chain free.

Under Section 21 of the Estate Agents Act 1979 the seller is related to a member of Guildcrest Estates.

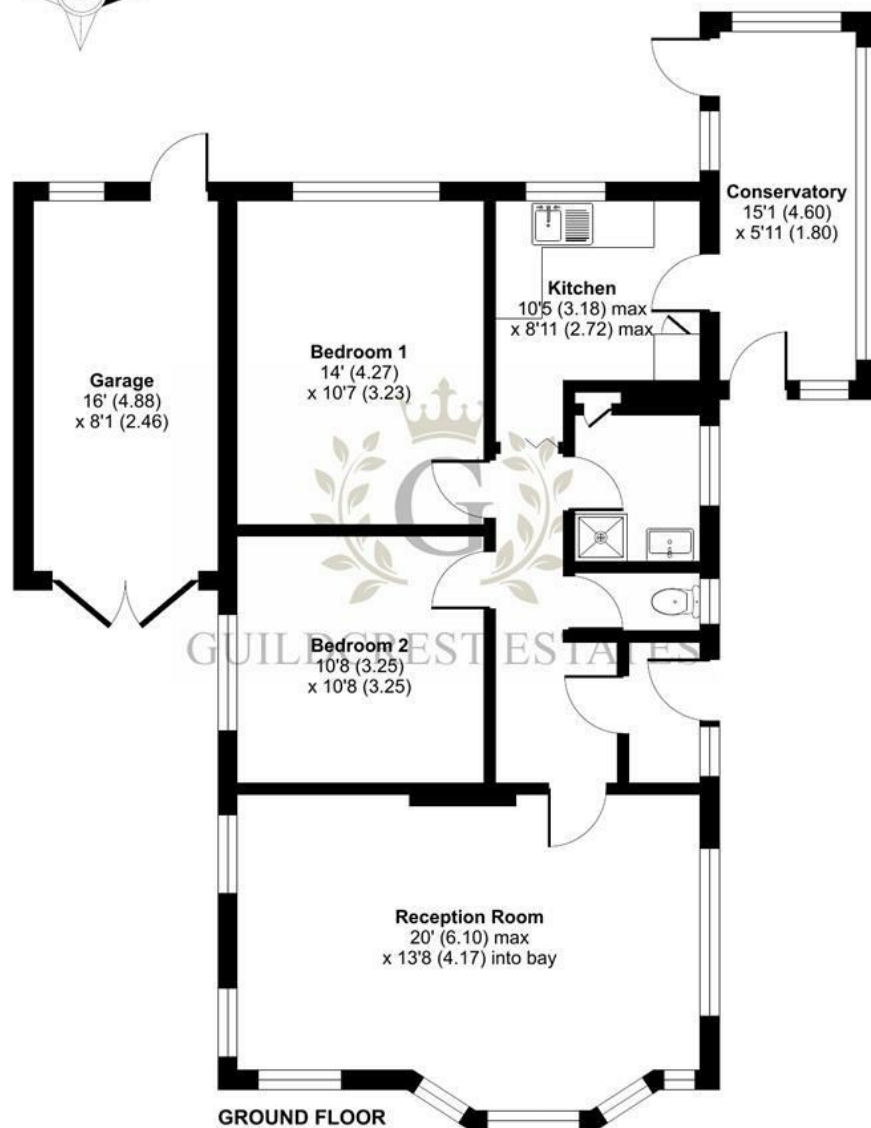
Ramsgate Road, Broadstairs, CT10

Approximate Area = 861 sq ft / 80 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 989 sq ft / 91.9 sq m

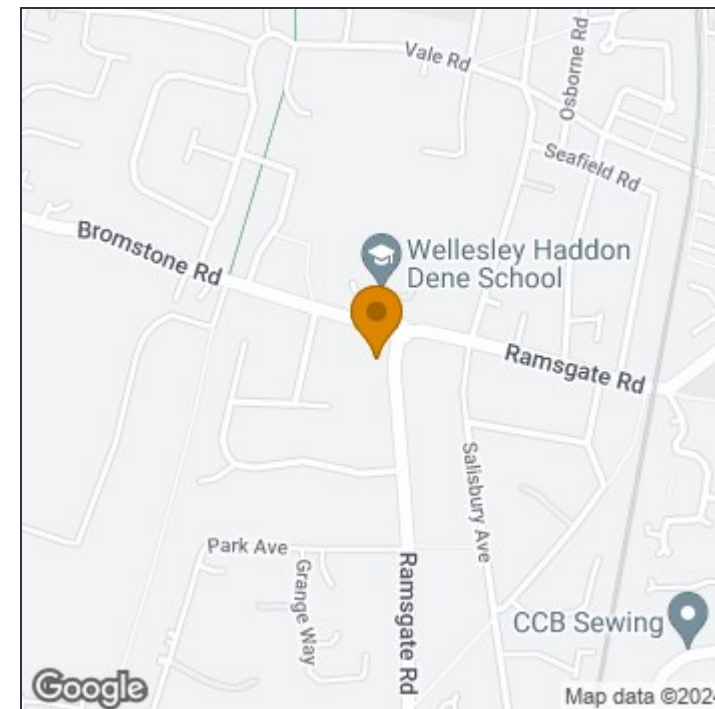
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Guildcrest Estates Ltd. REF: 986779



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Manston

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