



GUILDCREST ESTATES



16 Mill Field, Broadstairs CT10 2UX





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£440,000

Come and take a look at this unique and quirky fabulous chain free detached chalet bungalow with masses of potential for adaption and creativity.

The property comprises entrance to hallway, a double bedroom to the front a smaller bedroom to the side and a wet room completing the internal ground floor living space.

Another door off the hallway leads to a integral garage incorporating a handy utility room. This is where it gets interesting if you are looking for something to convert to accommodation for a relative, or a holiday home project rather than a car or storage (subject to usual consents).

There a few steps up to the living area where you will find a fully fitted kitchen and a large open plan lounge/diner with French doors opening to decking for seating and lawned garden wrapping around the property. The room feels light, airy, is a fantastic size and lends itself to imaginative reconfiguration if required.

A few more steps lead to the top floor mezzanine area, a wonderful feature, and a door leads to the main bedroom situated to the front. This double aspect room offers great space and two integral double wardrobes, built





in storage and a small loft space.

The storage does not end here as there is a large space formally used a playroom off the bathroom.

The bathroom, a great size, comprises three piece bathroom suite.

Outside to the front is laid mainly to lawn, plus a driveway leading to the garage.

There is secure side pedestrian access left and right and steps lead up to the main lawned garden, which is extremely private with open views.

Mill Field is a desirable cul-de-sac location in Broadstairs with local schools and the train station not too far away and is famous for it's quaint fisherman's cottages and period houses. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay with great transport links.



Council tax E
Broadband previously supplied via wireless router



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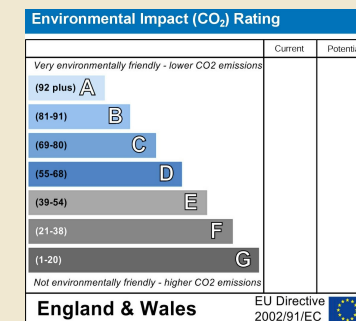
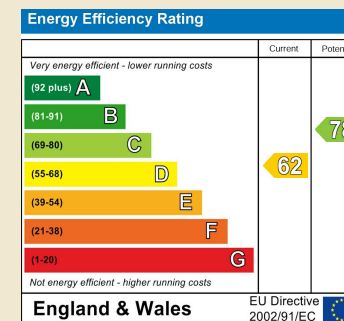
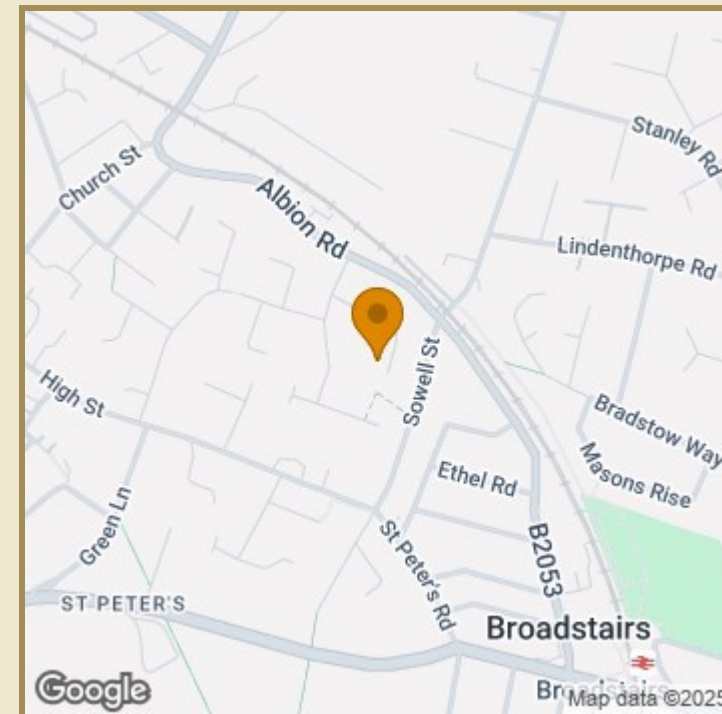
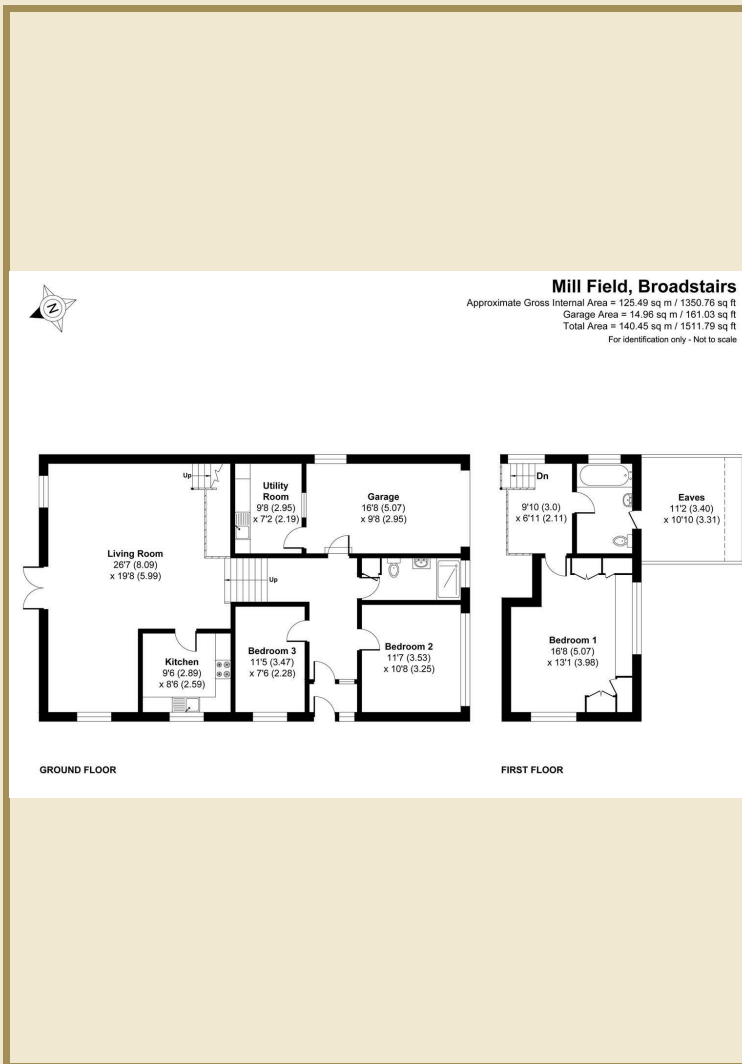
Key Features

- Chain free!
- Detached three bedroom chalet bungalow
- Integral garage with utility
- Two bathrooms
- Large lounge/diner
- Mezzanine
- Fabulous sunny wrap around garden
- Private driveway
- Opportunity for creativity
- Popular location

Important Information

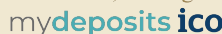
Freehold
Bungalow - Detached
1350.76 sq ft
Council Tax Band E
EPC Rating D

£440,000



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