



GUILDCREST ESTATES



2 Livingstone Road, Broadstairs CT10 2UD



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Livingstone Road, Broadstairs
CT10 2UD

£300,000

Positioned on Livingstone Road in the charming seaside town of Broadstairs, this stunning end-terrace period home offers a delightful blend of character and modern living. As you step inside, you are welcomed by a spacious lounge and dining room, perfect for both relaxation and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere and stunning period features.

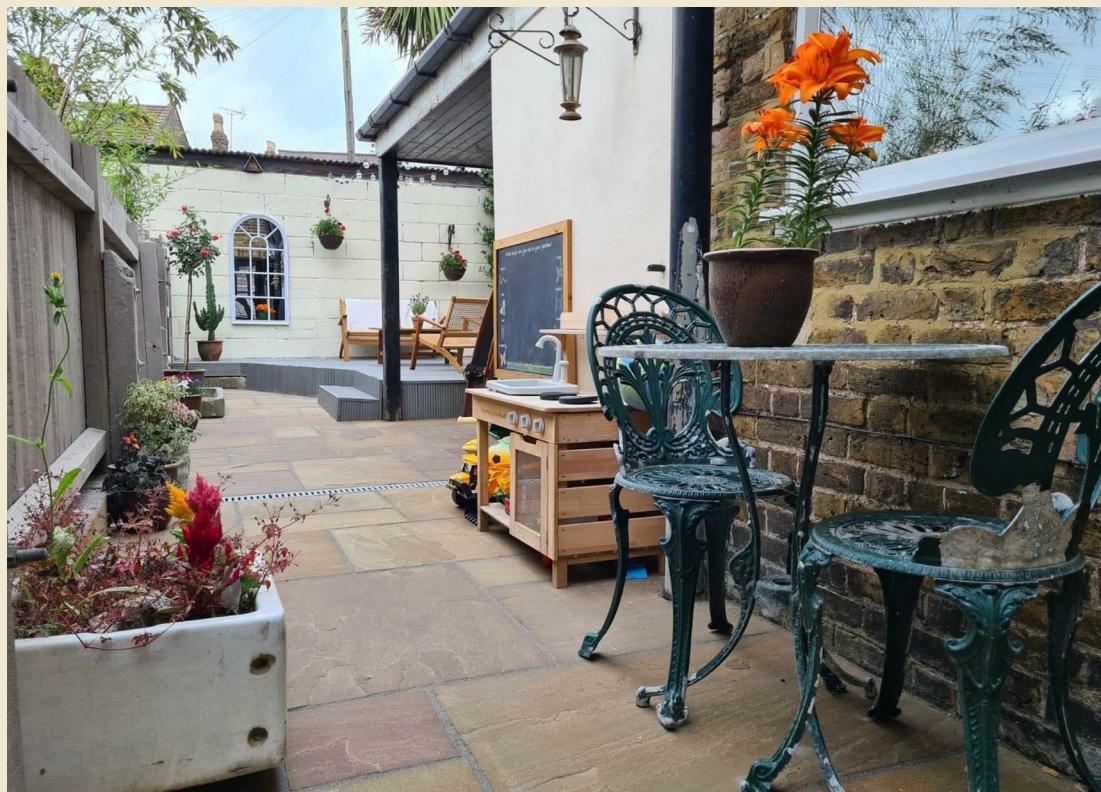
The galley-style kitchen is a true highlight, featuring unique character and functionality. It leads seamlessly to a utility room, providing additional space for your household needs, as well as a convenient bathroom on the ground floor. This thoughtful layout ensures that daily living is both practical and enjoyable.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat. An additional shower room on this level adds to the convenience, making it ideal for families or guests.

The outdoor space is equally appealing, with a low-maintenance paved and decked rear garden. This area is perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding after a long day.

This property, with its older charm and modern





amenities, is a wonderful opportunity for those seeking a home in Broadstairs. With its close proximity to local amenities and the beautiful coastline, this residence is not to be missed. Whether you are looking to buy or rent, this home promises comfort and character in a desirable location.

Council Tax Band B

Freehold

Mains water, sewer, electricity and gas with

gas central heating

Fixed wireless broadband



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Key Features

- Stunning period home
- 3 bedrooms, Great size lounge/dining room
- Characterful galley style kitchen leading to utility room
- Beautiful period features
- 2 bathrooms
- low maintenance garden with decking and paved area
- EPC rating D
- Council Tax Band B

Important Information

Freehold

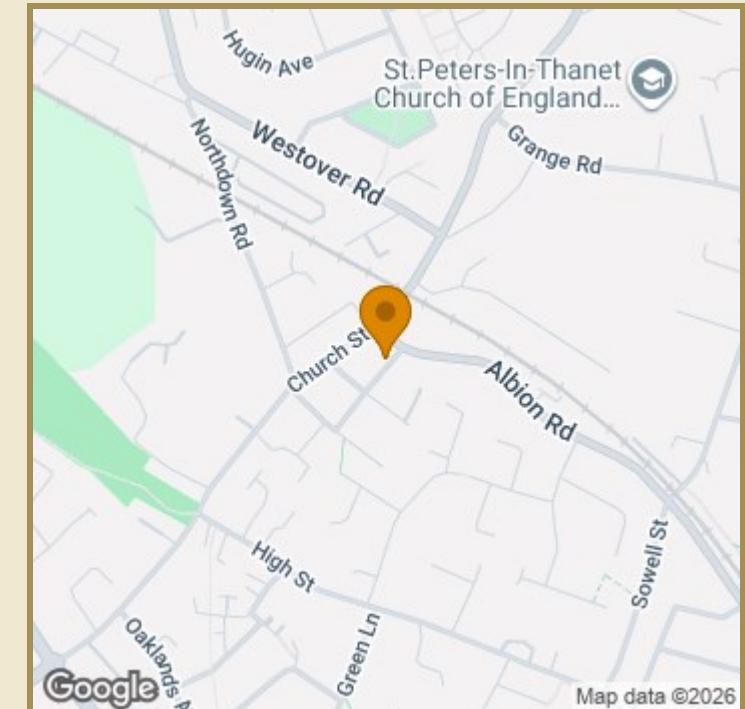
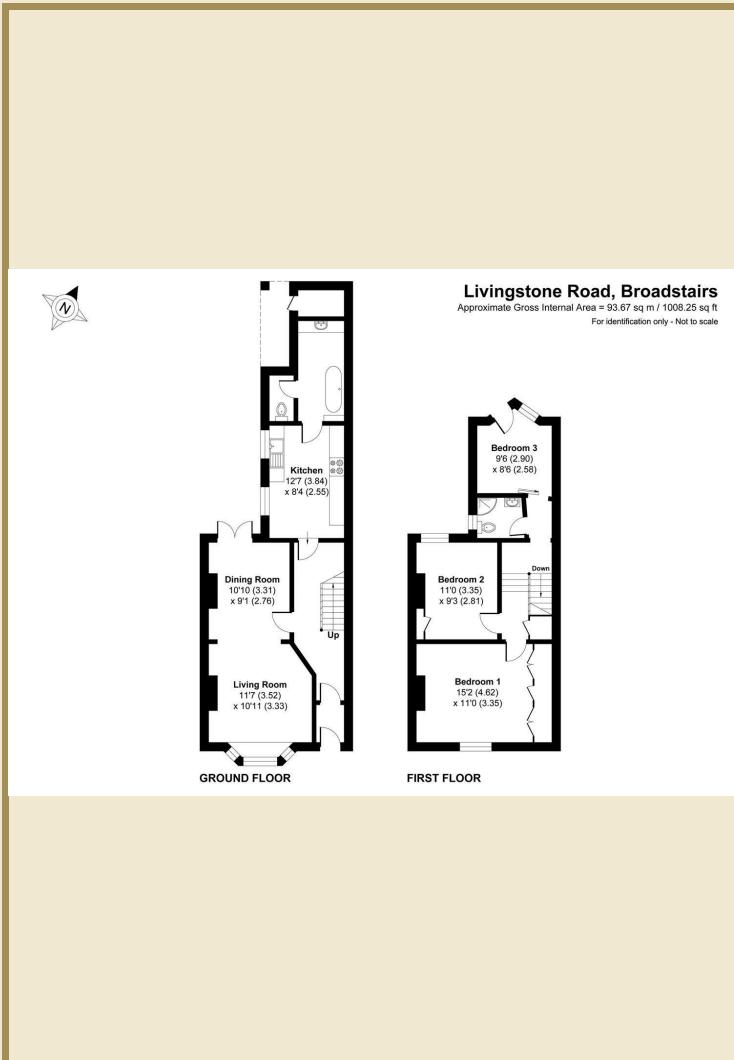
House - End Terrace

1008.00 sq ft

Council Tax Band B

EPC Rating D

£300,000



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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