



**No. 2 Osprey Rise,
Broadstairs, CT10 2JB
£795,000**





No. 2 Osprey Rise

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Beautifully designed, luxury, detached new home in the heart of Broadstairs, Kent.

This is one of only three new homes currently being built in an exclusive development of four and five bedroom properties. Designed to the highest of modern standards, the property will offer generous living space across two floors, with this FIVE bedroom home offering the additional benefits of landscaped gardens, surrounded by mature trees and established shrubs, together with parking.

The ground floor accommodation will be arranged to meet the needs of any busy, growing family with a substantial reception room. This leads to an impressive, contemporary open-plan living space with a stunning kitchen, benefitting from high quality appliances, with breakfast bar, additional seating area and formal dining space. As expected with a home of this size, there is a utility room and separate cloakroom. A private, additional reception room, located near the entrance door, is the ideal space for an office or sitting room.

On the first floor, the principal bedroom will benefit from a splendid en-suite and dressing room area, the four further bedrooms will all be a very good size. A sumptuous family bathroom will complete the accommodation.

Outside, this lovely home will be completed with front and rear gardens, thoughtfully presented, with the surrounding mature trees and established shrubs providing a calming retreat, ready to be enjoyed. The block paved drive will provide off road parking.

The property will be finished to a superior specification. Designed and constructed by an experienced and highly regarded team of established developers with an impressive reputation. These are the type of properties which will endure and remain highly sought after.

This property will benefit from a 10 year residential warranty with ICW.

Size circa: 152.6 sq.m / 1642 sq.ft

Reserve early to avoid disappointment! Call TMS Estate Agents for further details. We are available 7 days a week.

Detached new build

Luxury design

Exclusive development

Five bedrooms, 2 bathrooms

10 year residential warranty

Easy walk to sandy beach

Close to train station

Sought after location

Superior specification

Available now



General Build Specification:

- Air sourced heat pumps and traditional hot water system
- Under floor heating to ground floor and first floor
- UPVC DOUBLE glazed A ++ rated windows and doors
- Composite 'A' rated front door
- Electric and water services provided including high speed internet
- TV cabling to all main rooms and master bedrooms
- phone point
- Ground floor finished with Camaro vinyl flooring or similar
- Stairs, landings and all bedrooms carpeted.
- Bathrooms finished with Camaro vinyl flooring or similar
- Pre-wiring for burglar alarms
- Outside patio areas paved level
- Garden areas ready laid to turf
- All boundary fencing erected
- Drives and pathways block paved
- External security lighting to front and rear

Location:

A newly created, private close, Osprey Rise is located off Gladstone Road in Broadstairs, well-positioned, in the catchment area of several high performing schools. This is a highly sought-after location, within comfortable walking distance of blue flag award winning beaches and less than half a mile to the town centre. In addition to this there is the exceptional North Foreland Golf course, various sports clubs in the area including Broadstairs Sailing Club, not to mention plenty of cliff top walks. The seaside town of Broadstairs, once the summer home of Charles Dickens, offers a good range of facilities with a variety of boutique shops, restaurants and even a cinema.

Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

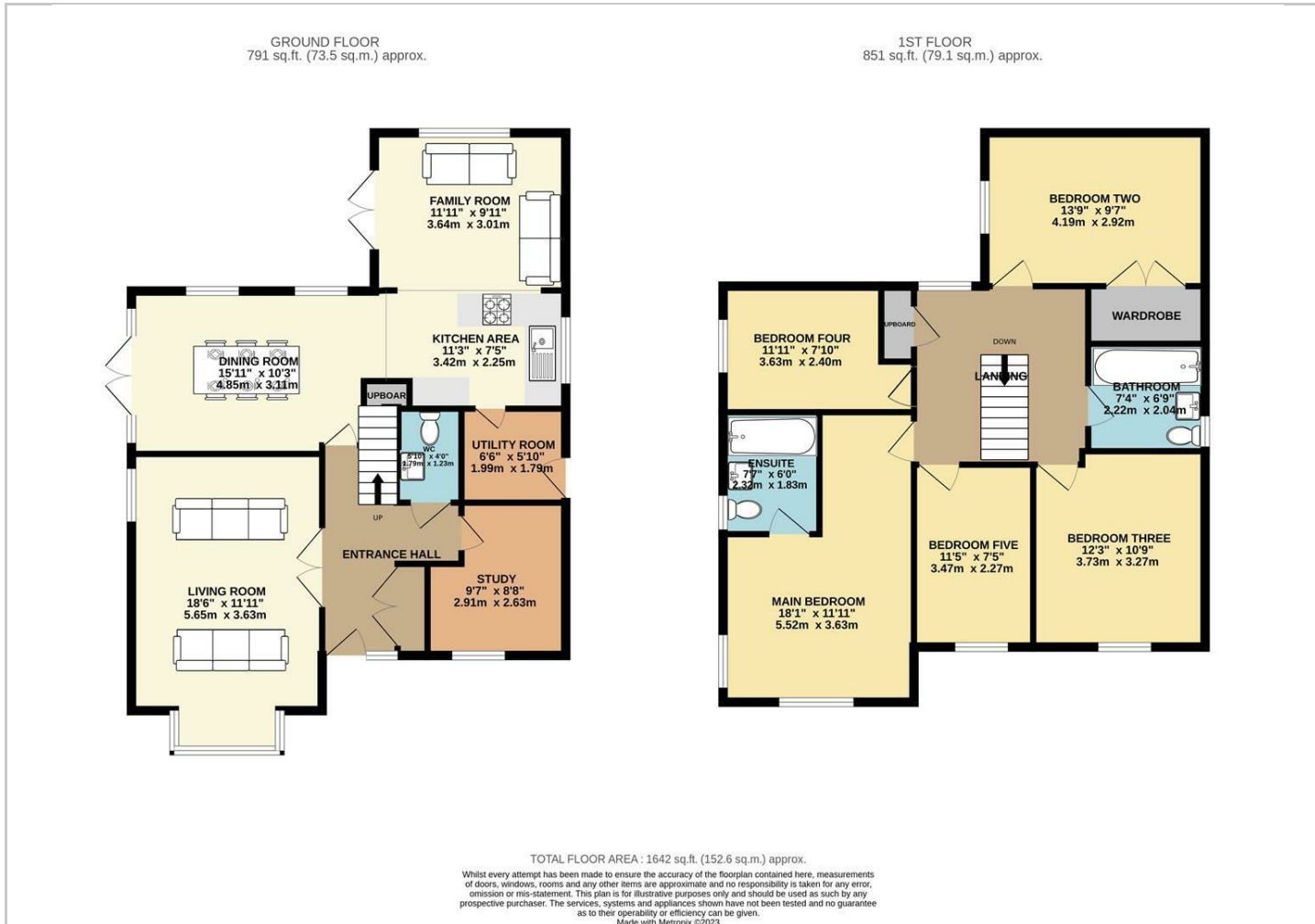
Agent's Note:

Measurements are a guide as the property is still being constructed. Photos are for illustration purposes only and of the surrounding area.





Floor Plans



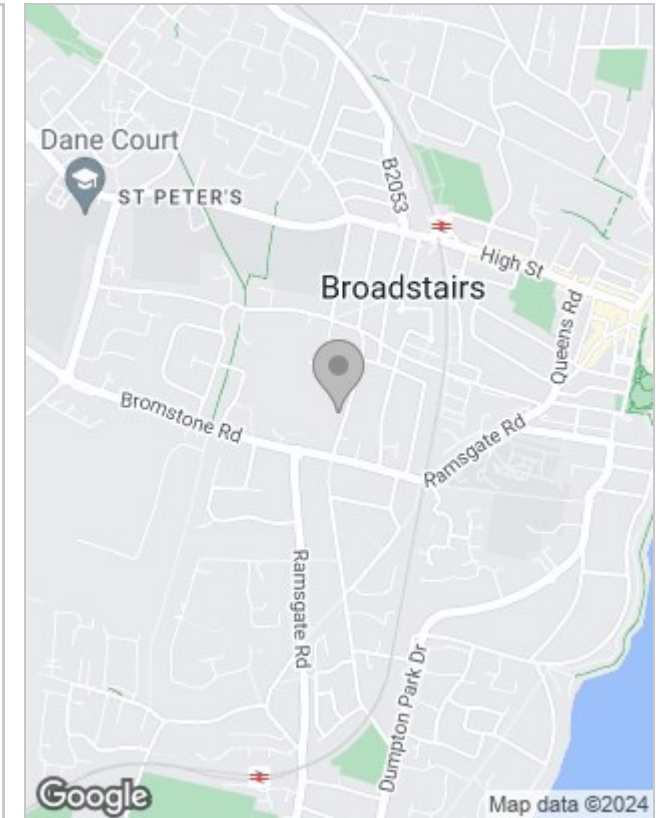
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

