



Brassey Avenue, Broadstairs
Offers In The Region Of £600,000



WELCOME TO THIS IMPRESSIVE, STYLISH, AND CHARACTERFUL FAMILY HOME!

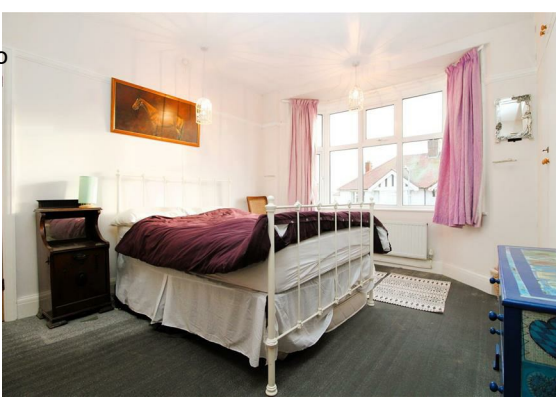
Step into the warmth of this semi-detached house in Broadstairs, boasting five bedrooms. Dating back to the 1920s, the property exudes timeless character. The entrance hall leads to a lounge featuring a bay window and a log burner, roaring fires on winter nights who doesn't live for that! Directly behind is the dining room, also benefiting from an open fire. A sunroom at the rear offers delightful views of the large garden. Completing the ground floor are the kitchen, utility room, and a WC.

The second floor serves as the peaceful retreat, housing four of the five bedrooms. Two are generously sized doubles. Bedroom four is currently configured as a sitting room and an office. The family bathroom, comprising a bath, shower, and basin, along with a separate WC, completes this floor. The staircase is a noteworthy feature in its own right, winding up through the centre of the property and leading to the second floor. Here, you'll find the main bedroom with an exposed brick wall, bathed in natural light from Velux windows.

Externally, the rear garden offers an expansive approximately 115ft of space to relax or run wild in. Mostly laid to lawn and bordered by mature shrubs and trees, it features a built-up pond and a decked area at the far end, providing a base for a summer house and pagoda. The front of the property benefits from off-street parking, a charming front garden with pops of colour, and a garage.

"Oh we do like to be beside the seaside..." Broadstairs is a highly sought-after town within Thanet. Brassey Avenue is a fantastic catchment area for the outstanding local school's. Less than a mile away from Broadstairs Station, the property offers easy access to surrounding towns and high-speed links to London. Don't miss the opportunity to experience the vibrant food and drink scene firsthand!

We're eager to show you what this home has in store! TMS is available 7 days a week.





GROUND FLOOR

Lounge
14'1" x 14'0" (4.3 x 4.29)

Dining Room
14'1" x 11'11" (4.3 x 3.64)

Sun Room
10'9" x 10'0" (3.29 x 3.05)

Kitchen
10'7" x 10'5" (3.25 x 3.2)

Utility Room
10'8" x 7'8" (3.27 x 2.35)

W/C
5'9" x 3'4" (1.77 x 1.02)



FIRST FLOOR

Bedroom Two
14'1" x 11'11" (4.30 x 3.65)

Bedroom Three
14'1" x 11'11" (4.30 x 3.65)

Bedroom Four/ Sitting Room
8'10" x 8'2" (2.70 x 2.49)

Bedroom Five
10'5" x 8'10" (3.20 x 2.70)

Bedroom Four/Office
9'6" x 7'8" (2.90 x 2.35)

Bathroom
9'0" x 7'8" (2.75 x 2.35)

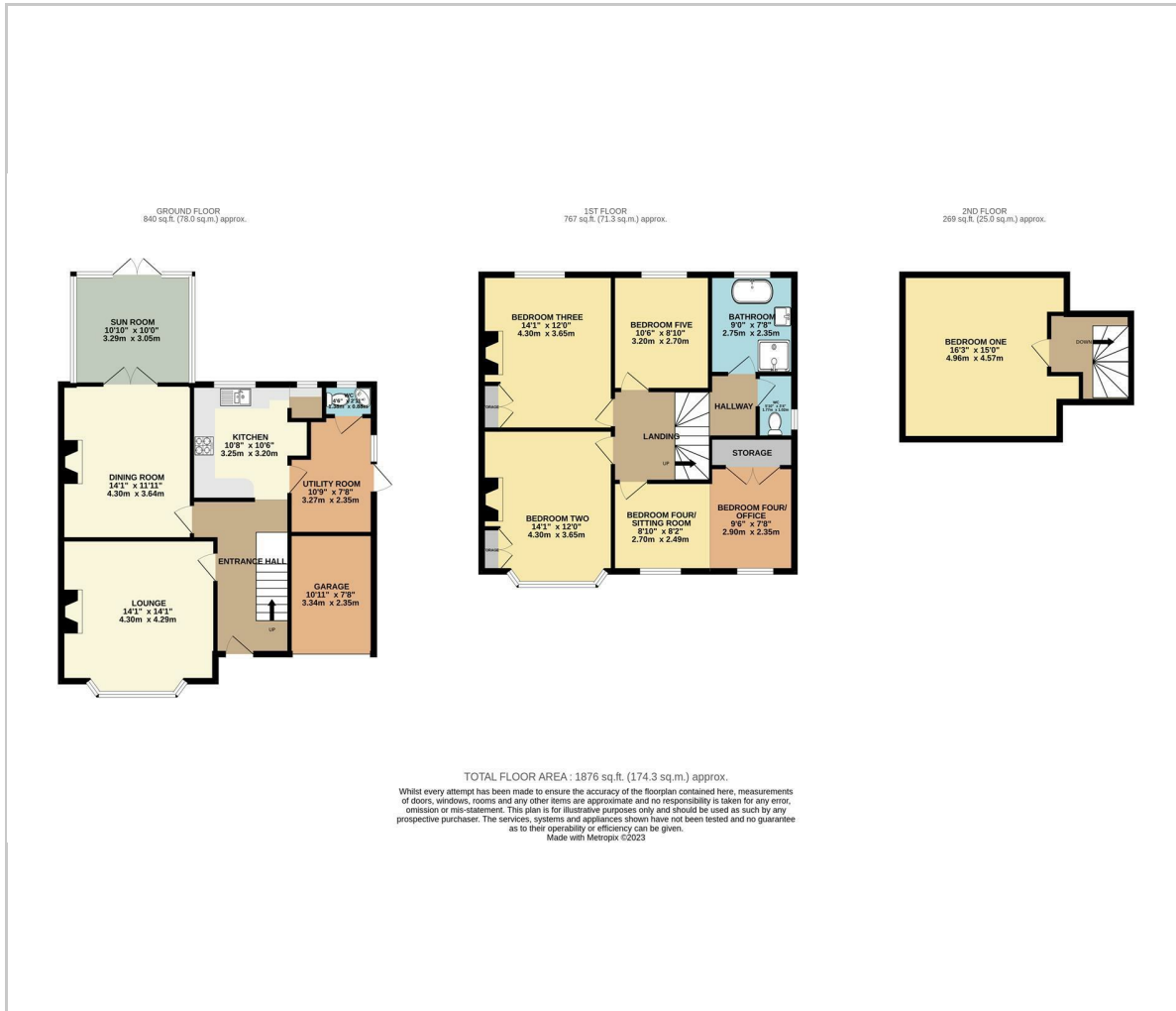
W/C

SECOND FLOOR

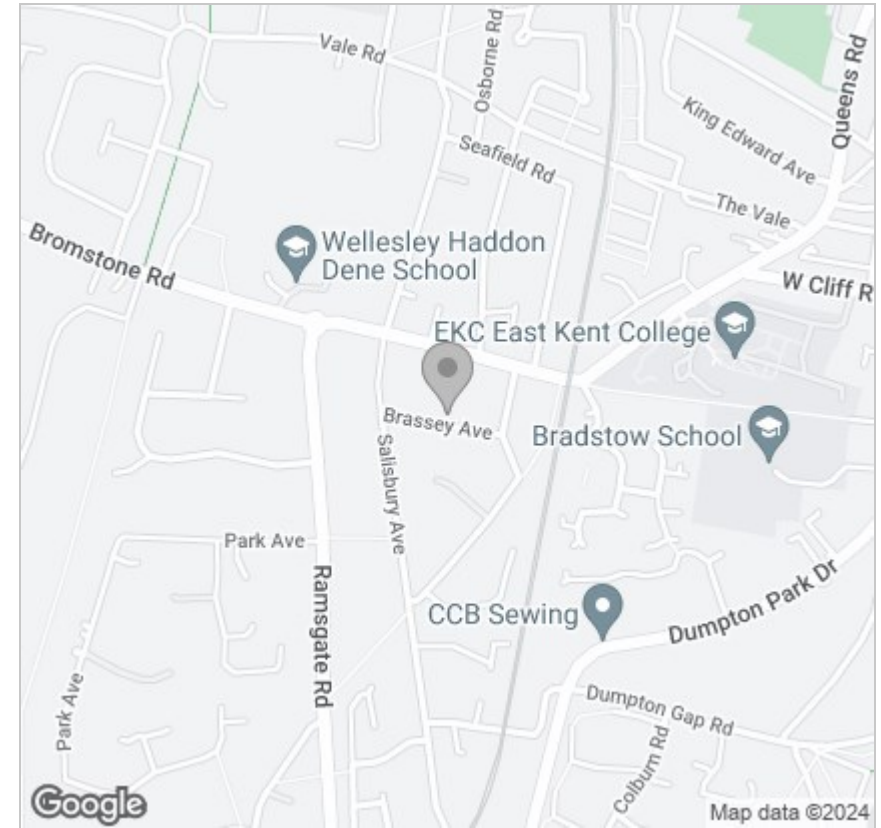
Main Bedroom
16'3" x 14'11" (4.96 x 4.57)



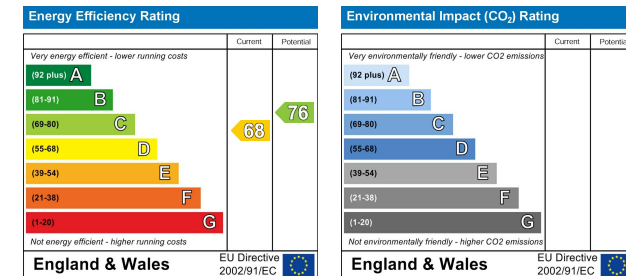
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com