



**The Hawthorns, Broadstairs**  
**Offers In The Region Of £375,000**



## The Hawthorns, Broadstairs

TMS Estate Agents proudly present this three-bedroom DETACHED house situated in the beautiful and sought after Broadstairs area.

This well-presented expansive property enjoys a good sized sitting room to the front with a large picture window overlooking the front garden, There is a large kitchen/diner to the rear of the property plus the addition of a light and airy conservatory and that all important downstairs cloakroom! The first floor boasts three bedrooms and a family bathroom which completes the living accommodation.

The Hawthorns is in a superb catchment area for surrounding schools. Conveniently nestled between two major supermarkets and the wonderful Westwood Cross nearby with a cinema, restaurants and plenty of options for retail therapy! This property also benefits from great transport links with both easy road access and bus routes to take advantage of Broadstairs' train station just over a mile and a half away, with a fast service to London.

This property also has planning permission agreed for a double story extension to add an additional bedroom, en-suite plus additional open plan living accommodation to the ground floor. Plans can be provided upon request. FH/TH/23/0602

If you are considering a new investment we are confident the property would achieve £1500pcm which is an 4.8% yield.

View this wonderful home with the team you can trust. Call TMS Estate Agents today. Available 7 days a week.





Porch  
4'11" x 8'1" (1.50 x 2.47)

Lounge  
18'8" x 13'2" (5.71 x 4.02)

Kitchen/Diner  
23'8" x 10'10" (7.23 x 3.32)

Conservatory  
11'4" x 11'1" (3.47 x 3.40)

Cloakroom  
5'3" x 3'1" (1.62 x 0.94)

### FIRST FLOOR

Main Bedroom  
12'0" x 12'4" (3.66 x 3.76)

Bedroom Two  
10'3" x 11'8" (3.14 x 3.57)

Bedroom Three  
6'11" x 9'3" (2.11 x 2.84)

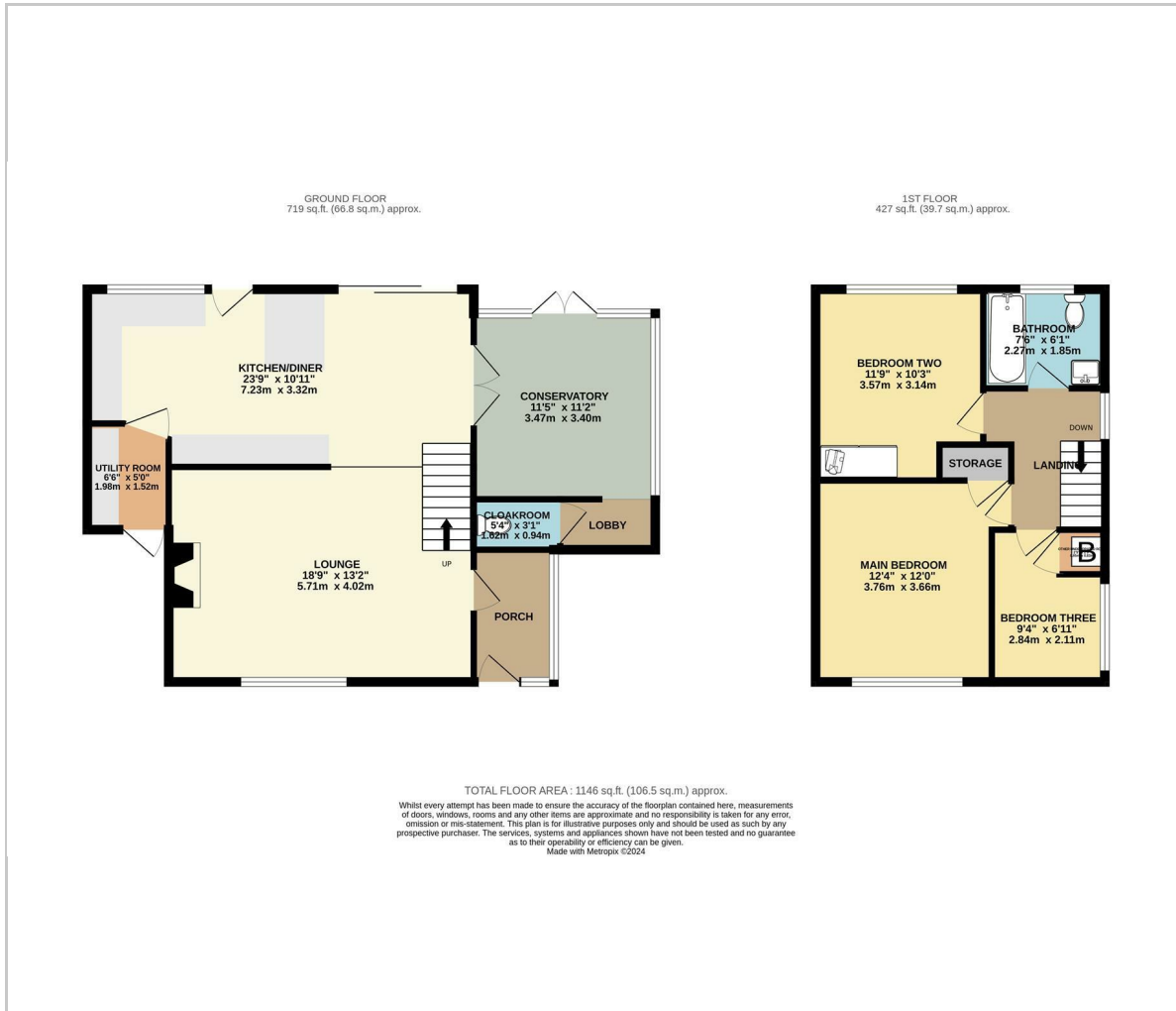
Bathroom  
7'5" x 6'0" (2.27 x 1.85)

### EXTERNAL

Garage



## Floor Plan



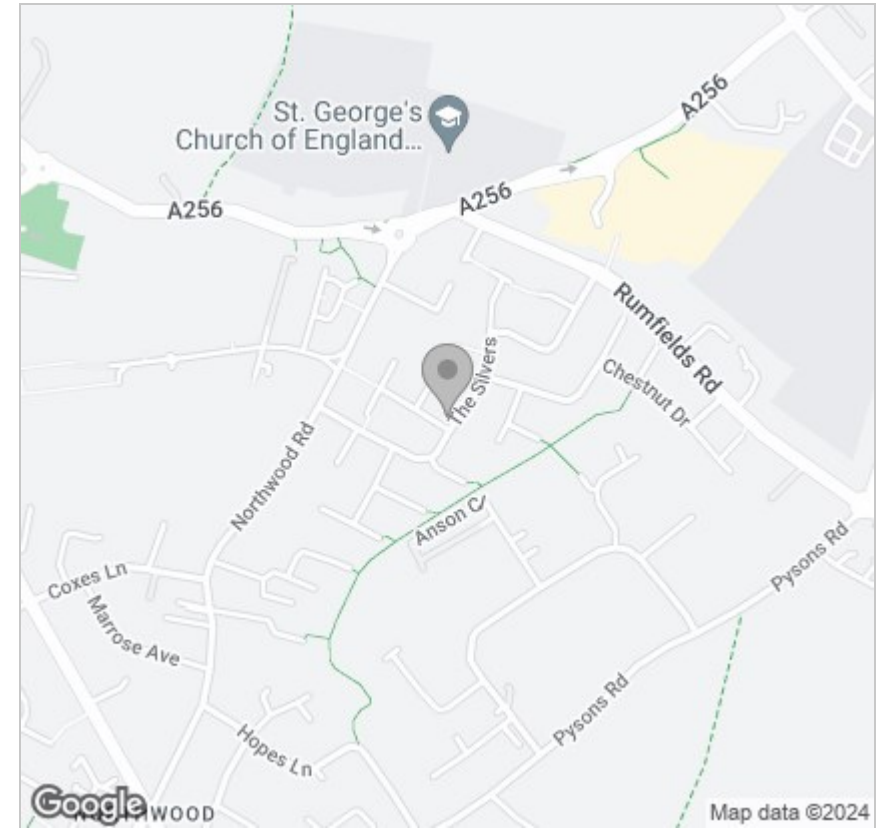
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

