



**Botany Road, Broadstairs**  
**Offers In The Region Of £450,000**



## Botany Road, Broadstairs

Chain free and by the sea!

TMS Estate Agents are excited to be marketing this THREE bedroom detached bungalow situated on Botany Road, Broadstairs. At the end of this road you'll find Botany Bay, the northernmost bay of the seven in Broadstairs. With its sea stack, chalk cliffs, caves and famed for its smuggling history having this on your doorstep is just one of the reasons this is a highly sought-after location. In addition to this you have the exceptional North Foreland Golf Course, the local shop and restaurant with excellent transport links throughout Thanet.

Whether you're looking for a family home to make your own, opting for that one level living close to the sea or considering where to deposit that money for your next investment. This property should be top of that list.

The bungalow itself is home to THREE double bedrooms, a fitted kitchen with breakfast bar, shower room with a separate W.C, a spacious lounge/diner that leads out to the garden, which in our opinion is the perfect space to accommodate family dinners with a view of the garden.

Externally the property has the luxury of off street parking and an attached garage to the side, making it the ideal space for a workshop or storage. The rear boasts an approximately 50ft long garden which is mostly laid to lawn with that all important decking area for your summer BBQs to take place on.

Call TMS today to arrange an accompanied viewing on 01843 866055. AVAILABLE 7 DAYS A WEEK.





Lounge  
16'0" x 11'10" (4.90 x 3.63)

Kitchen  
10'4" x 11'10" (3.15 x 3.63)

Shower Room  
5'9" x 5'6" (1.77 x 1.70 )

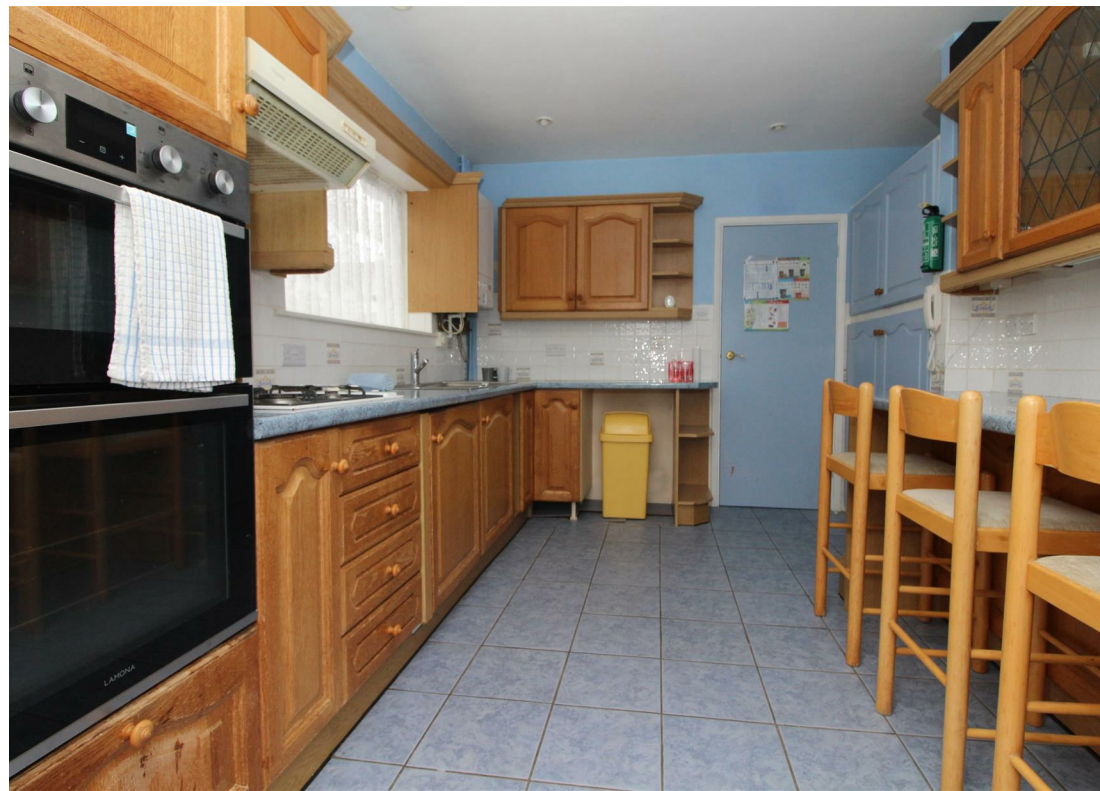
W.C  
2'11" x 5'9" (0.89 x 1.77)

Main Bedroom  
11'9" x 14'9" (3.60 x 4.50)

Bedroom Two  
8'9" x 11'11" (2.67 x 3.64)

Bedroom Three  
8'7" x 10'4" (2.62 x 3.16)

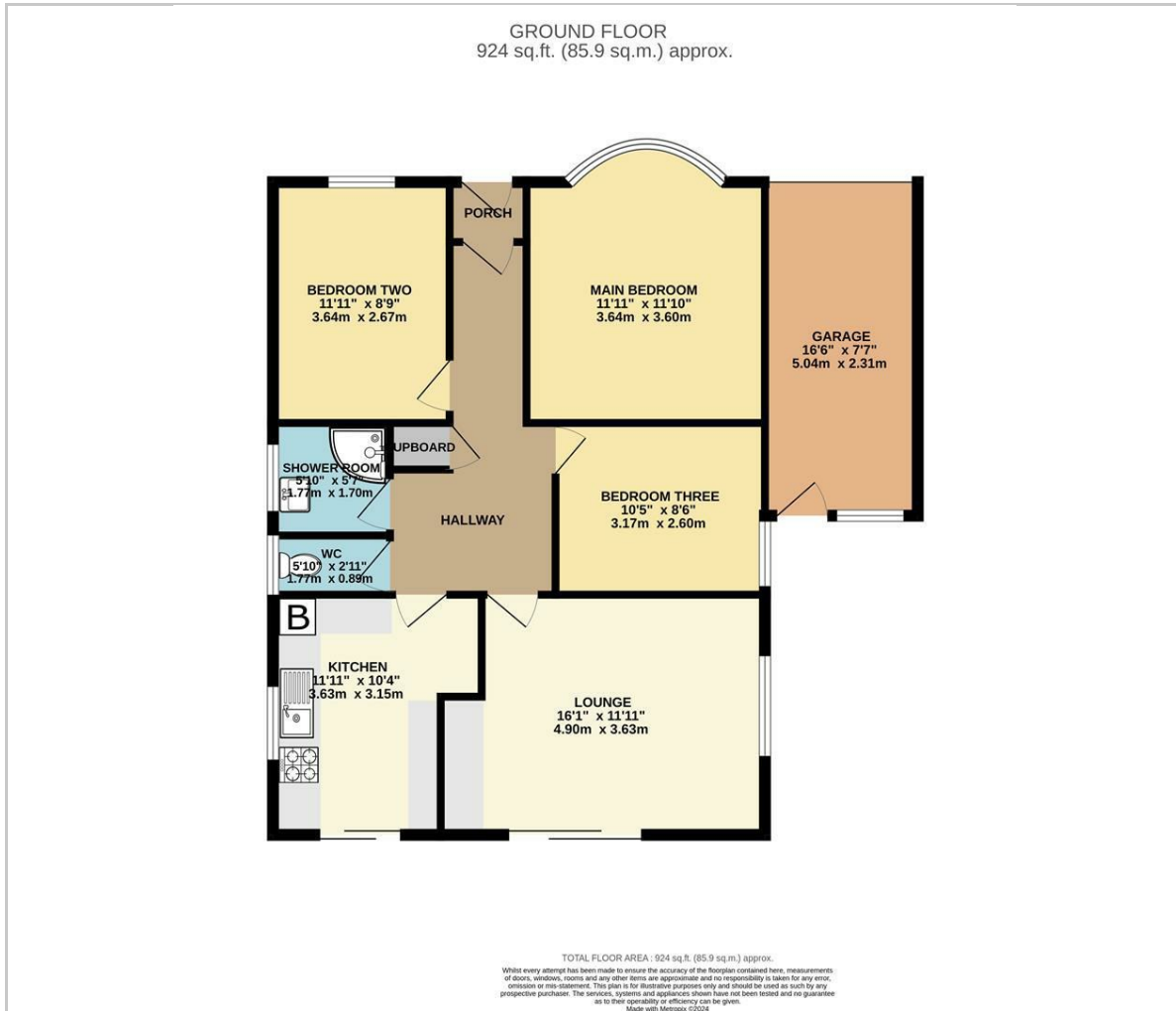
Garage  
16'6" x 7'6" (5.04 x 2.31)



- NO ONWARD CHAIN!!!
- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- OFF STREET PARKING & GARAGE
- SHORT DISTANCE TO THE SEA
- NORTH FORELAND GOLF COURSE NEARBY
- LOCAL BARS AND RESTAURANTS
- COUNCIL TAX BAND D
- EPC RATING D



## Floor Plan



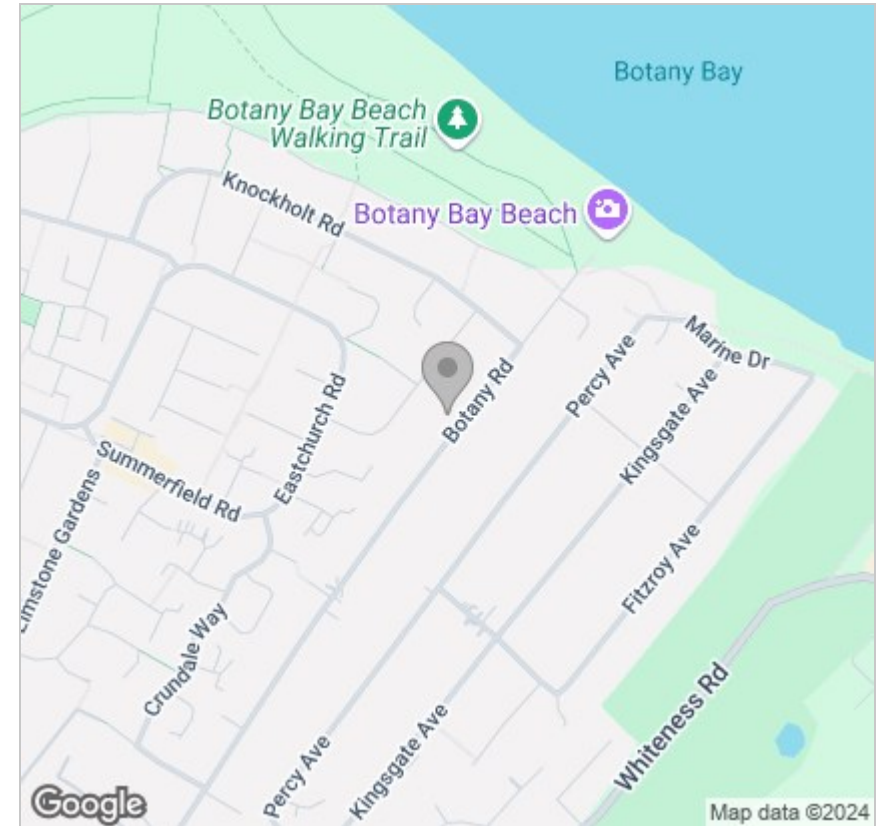
## Viewing

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

