



**Kingsgate Avenue, Broadstairs**  
**Offers In The Region Of £240,000**



Welcome to Kingsgate Avenue, Broadstairs. A charming location that offers the perfect blend of tranquillity and convenience. This delightful maisonette boasts one large reception room, two double bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated on a private road, this property offers a sense of exclusivity and privacy that is truly rare to find. With parking available for single vehicle, you can bid farewell to the hassle of searching for a parking spot after a long day.

One of the standout features of this property is its proximity to the sandy beaches nearby. Imagine taking leisurely strolls along the shore, breathing in the fresh sea air, and enjoying the calming sound of the waves all just a stone's throw away from your doorstep.

Whether you're looking for a peaceful retreat, holiday let\* or a place to call home, this maisonette on Kingsgate Avenue is sure to capture your heart. Don't miss out on the opportunity to experience coastal living at its finest.

Call TMS ESTATE Agents today to book your viewing, available 7 days a week.





Entrance Hallway  
2'8" x 9'7" (0.82 x 2.94)

### FIRST FLOOR

Main Bedroom  
10'1" x 12'10" (3.09 x 3.92)

Ensuite  
5'10" x 6'5" (1.79 x 1.98)

Bedroom Two  
7'11" x 16'1" (2.42 x 4.92)

Bathroom  
5'10" x 6'3" (1.79 x 1.91)

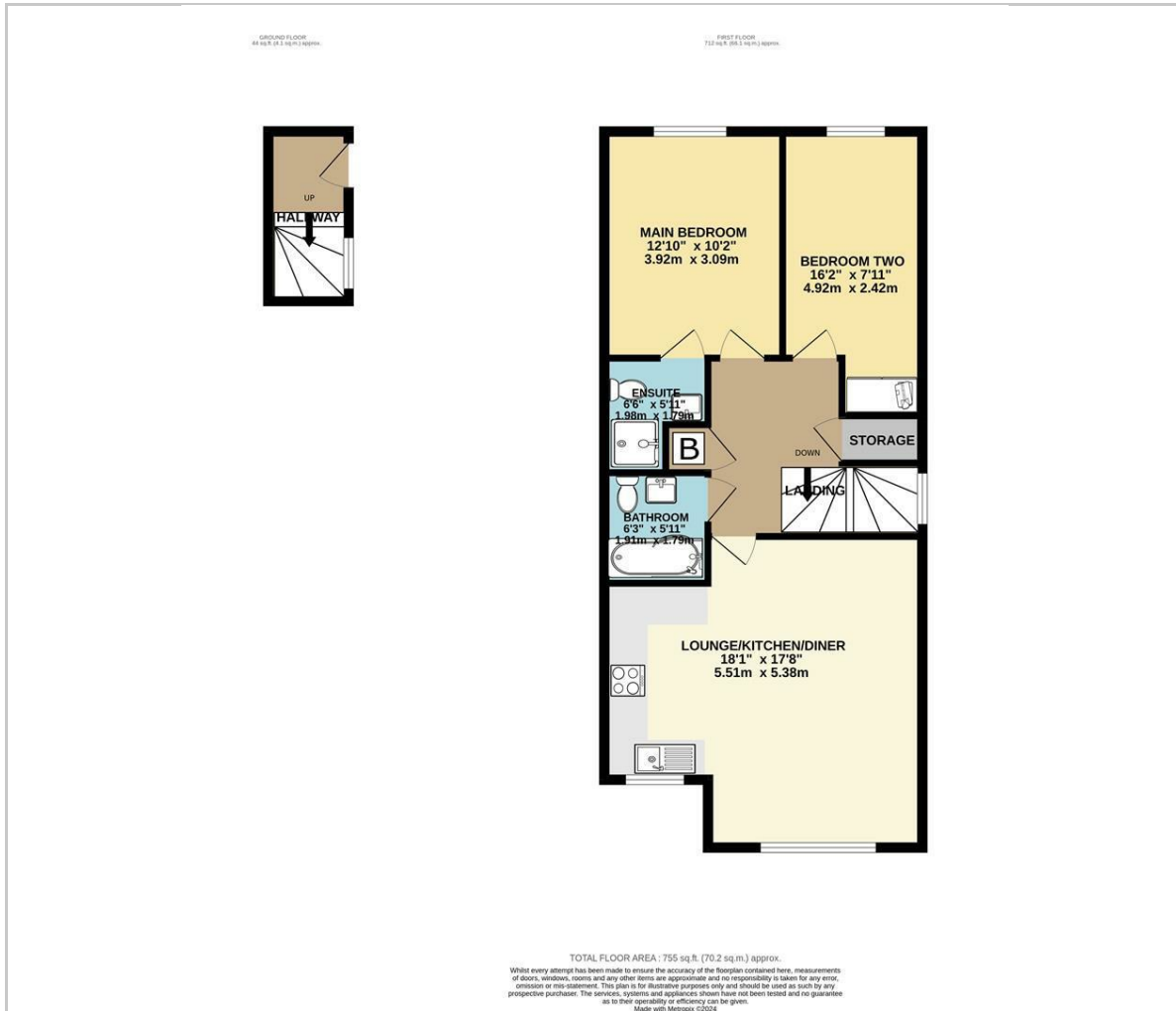
Lounge/Kitchen/Diner  
18'0" x 17'7" (5.51 x 5.38)

### AGENT NOTE

We have been advised by the Freeholder that they are currently in the process of reducing the ground rent from £300 per annum to £249 per annum.



## Floor Plan



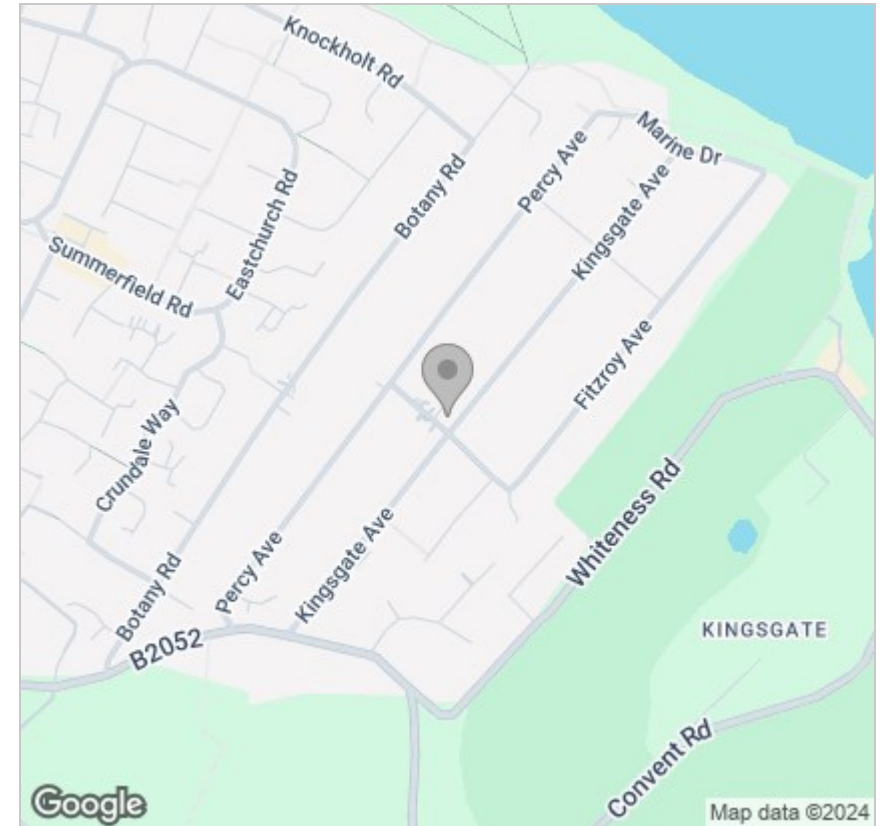
## Viewing

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 firm's 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

