The Vale, Broadstairs Offers In The Region Of £700,000

6

TMS

ESTATE AGENTS

CHARM AND CHARACTER BEYOND BELIEF!

TMS Estate Agent are delighted to offer to the market this exceptional six-bedroom character home in the heart of Broadstairs, available for those in search of premium living combined with a convenient location. Located close to the centre of this vibrant town, we welcome you to take a look around this beautifully presented home boasting an array of features, including three reception rooms and three modern bathrooms.

Every detail of this stunning home has been carefully designed and extensive refurbishment undertaken to transform this property into the impeccable home it is today.

The lower ground floor encompasses a modern fitted kitchen providing ample space for culinary enthusiasts, while a separate utility room provides convenient access for laundry needs. To the front of this level you have a dining area plus an added bonus of a boiler room for additional storage.

As you ascend to the ground floor, the lounge with a stunning stained glass bay window, inviting residents to sit back and relax leads through to an inviting sitting room. To the first floor you have three bedrooms, two of which are doubles and a third single, a shower room compliments the first floor, in addition, the second floor boasts a further three bedrooms and a family bathroom.

Completing this exceptional home is the rear walled garden, ideal for entertaining or simply unwinding in the serene surroundings. Importantly, the garden offers convenient side access, providing practicality and ease for residents.

This property provides the convenience of off-road parking for one car, a rare gem in the bustling town centre, offering a hassle-free solution to parking worries.

In addition to its proximity to local amenities, this property is also being offered with no chain, providing a seamless transaction for potential buyers.

Call TMS Estate Agents today to arrange your accompanied viewing on 01843 866055, available 7 days a week!



















BASEMENT

Utility

Boiler Room

Lounge

Sitting Room

Cloakroom

FIRST FLOOR

Main Bedroom

Bedroom Three

Bedroom Five

Shower Room

Bedroom Two

Bedroom Four

Bedroom Six

SECOND FLOOR

GROUND FLOOR

Dining Room 13'5" x 12'1" (4.11 x 3.69)

Kitchen 12'3" x 12'1" (3.75 x 3.69)

8'10" x 5'0" (2.71 x 1.53)

8'7" x 5'0" (2.63 x 1.53)

14'0" x 13'5" (4.27 x 4.11)

12'3" x 12'1" (3.75 x 3.69)

11'11" x 11'7" (3.64 x 3.54)

11'8" x 11'0" (3.58 x 3.37)

8'4" x 5'5" (2.56 x 1.67)

6'11" x 5'9" (2.13 x 1.77)

11'11" x 11'7" (3.64 x 3.54)

11'8" x 11'0" (3.58 x 3.37)

8'4" x 5'5" (2.56 x 1.67)

5'2" x 5'0" (1.60 x 1.53)

Bathroom

7'3" x 6'11" (2.23 x 2.13)

Should a purchaser(s) have an offer

Identification Checks

accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Poten	
ery energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
92 plus) A			(92 plus) 🔊		
81-91) B		85	(81-91)		
69-80) C	64		(69-80) C		
55-68) D			(55-68)		
39-54)			(39-54)		
21-38)			(21-38)		
1-20) G			(1-20) G		
lot energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
	EU Directi		England & Wales		

Floor Plan

BASEMENT 440 sn ft (40 9 sn m) annrow GROUND FLOOR 1ST FLOOR 393 so.ft. (36.5 sq.m.) approx. 2ND FLOOR 393 sq.ft. (36.5 sq.m.) approx KITCHEN 12'4" x 12'1" 3.75m x 3.69m SITTING ROO 12'4" × 12'1" EDROOM THRE 11'9" x 11'1" MAIN BEDROOM 11'11" x 11'7" 3.64m x 3.54m BEDROOM TWO 11'11" x 11'7" 3.64m x 3.54m DINING ROOM 13'6" x 12'1" 4.11m x 3.69m LOUNGE 140" x 13'6" TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx npt has been made to ensure the accuracy of the floorplan contained here, to any order items are approximate and no responsibility is taken for any This plan is for illustrative purposes only and should be used as such by ervices, systems and appliances shown have not been tested and no gua as to their operability or efficiency can be given. Made with Metropix ©2024

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.

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

Area Map



Energy Efficiency Graph

