



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



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

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

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

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

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

GROUND FLOOR

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

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

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

FIRST FLOOR

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

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

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

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

SECOND FLOOR

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

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

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

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

Identification Checks

Should a purchaser(s) have an offer 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 | Potential | |
| Very energy efficient - lower running costs | | | | | | |
| (92 plus) A | | | 85 | (92 plus) A | | |
| (81-91) B | | | | (81-91) B | | |
| (69-80) C | | | | (69-80) C | | |
| (55-68) D | | | | (55-68) D | | |
| (39-54) E | | | 64 | (39-54) E | | |
| (21-38) F | | | | (21-38) F | | |
| (1-20) G | | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC |

Floor Plan



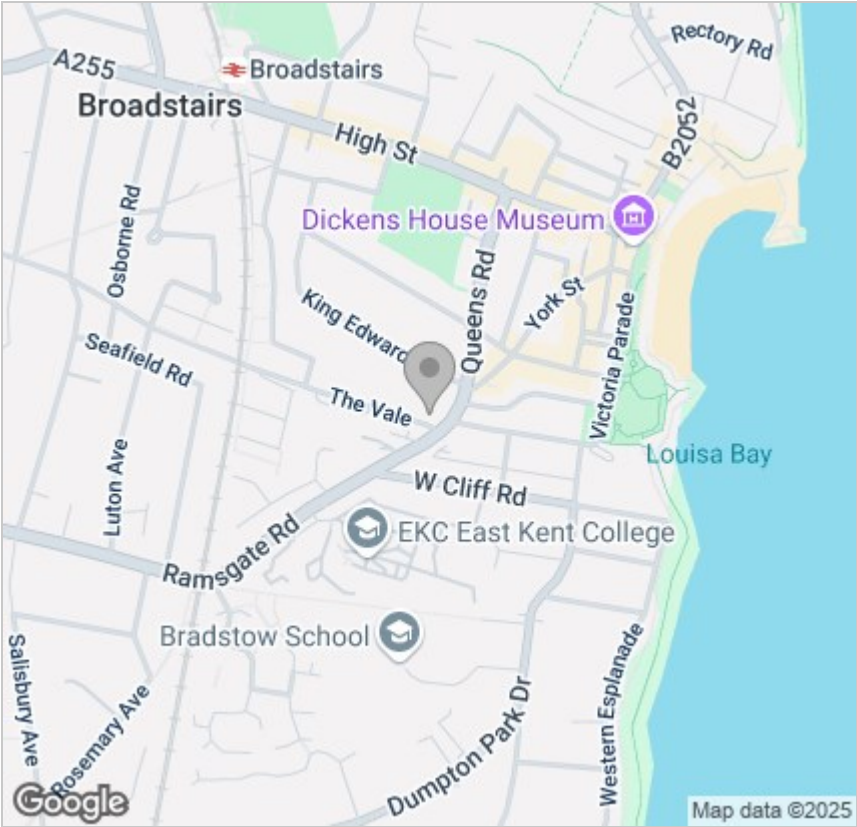
Viewing

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

