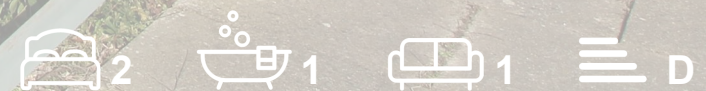




**Masons Rise, Broadstairs.**  
**Offers In The Region Of £225,000**





Nestled in the charming area of Masons Rise, Broadstairs, this delightful first-floor maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for first time buyers, couples, or individuals seeking a peaceful retreat by the coast.

The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The well-appointed shower room ensures that all your needs are met, while the kitchen offers ample space for culinary creativity.

One of the standout features of this maisonette is the private garden, a lovely outdoor space where you can enjoy the fresh air and sunshine. Additionally, the property includes a garage, providing secure parking for one vehicle and extra storage options.

Location is key, and this property does not disappoint. Situated just a short stroll from Broadstairs high street, you will have easy access to a variety of shops, cafes, and restaurants. The beautiful beach is also nearby, perfect for leisurely walks or enjoying a day by the sea. For those who commute, Broadstairs train station is conveniently close, making travel to nearby towns and cities a breeze.

This maisonette presents an excellent opportunity for those looking to embrace the coastal lifestyle in Broadstairs. With its desirable location and charming features, it is a property not to be missed.

Call TMS Estate Agents today to arrange your viewing with a member of our team. We are available 7 days a week!







Porch  
3'10" x 4'11" (1.18 x 1.50)

#### FIRST FLOOR

Lounge/Diner  
14'2" x 13'1" (4.34 x 4.01)

Kitchen  
10'9" x 7'7" (3.30 x 2.32)

Shower Room  
6'7" x 7'7" (2.02 x 2.32)

Main Bedroom  
16'0" x 9'10" (4.88 x 3.01)

Bedroom Two  
12'0" x 10'10" (3.67 x 3.32)

Balcony  
3'4" x 7'7" (1.04 x 2.32 )

Identification Checks

#### AGENT NOTE

#### 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.

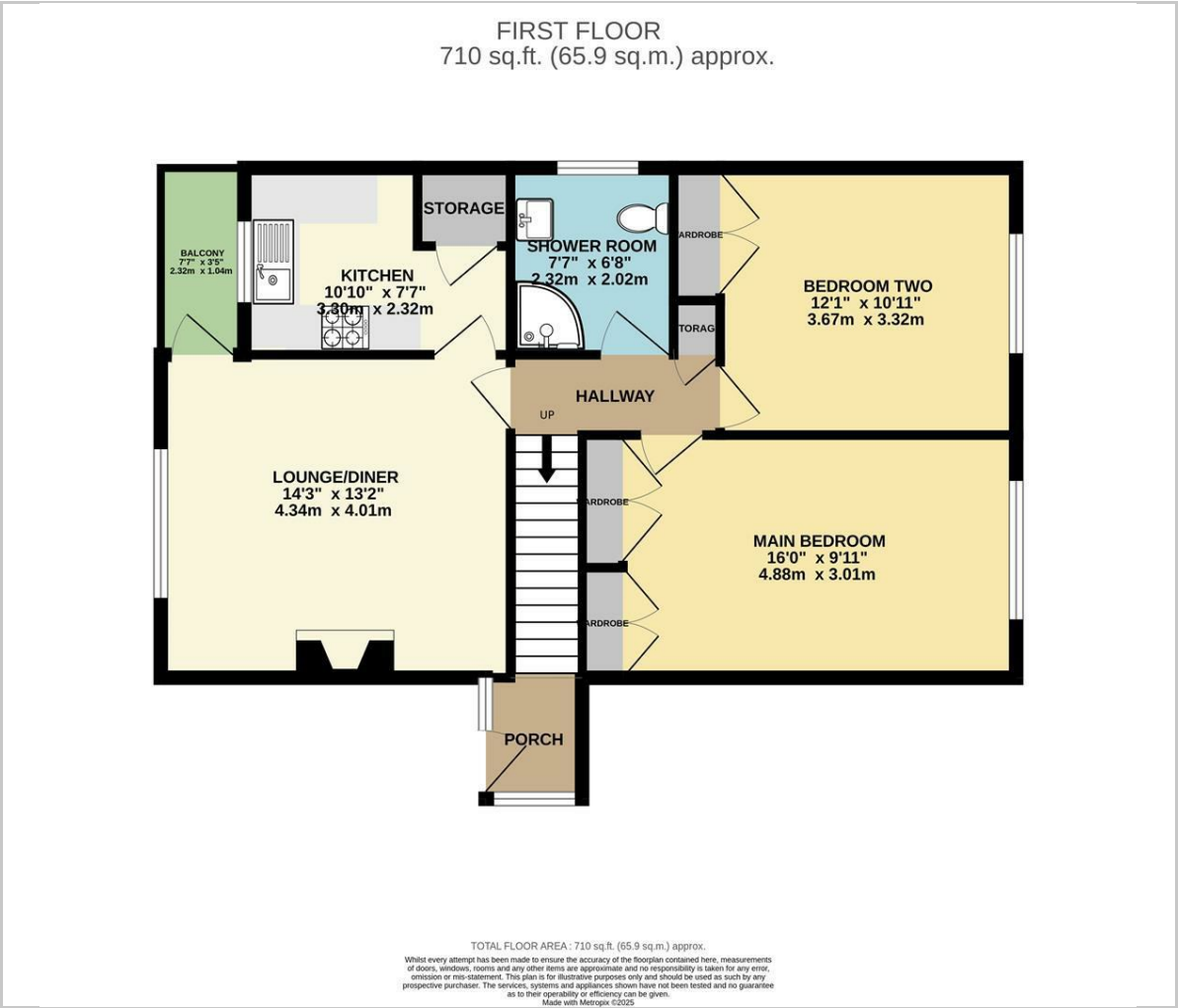
#### Agent Note

The vendor has informed us that no service charge payment has been requested and any maintenance costs have been split 50/50 since they have owned the property with the apartment below. We would recommend that this is checked by your legal representative.





Floor Plan



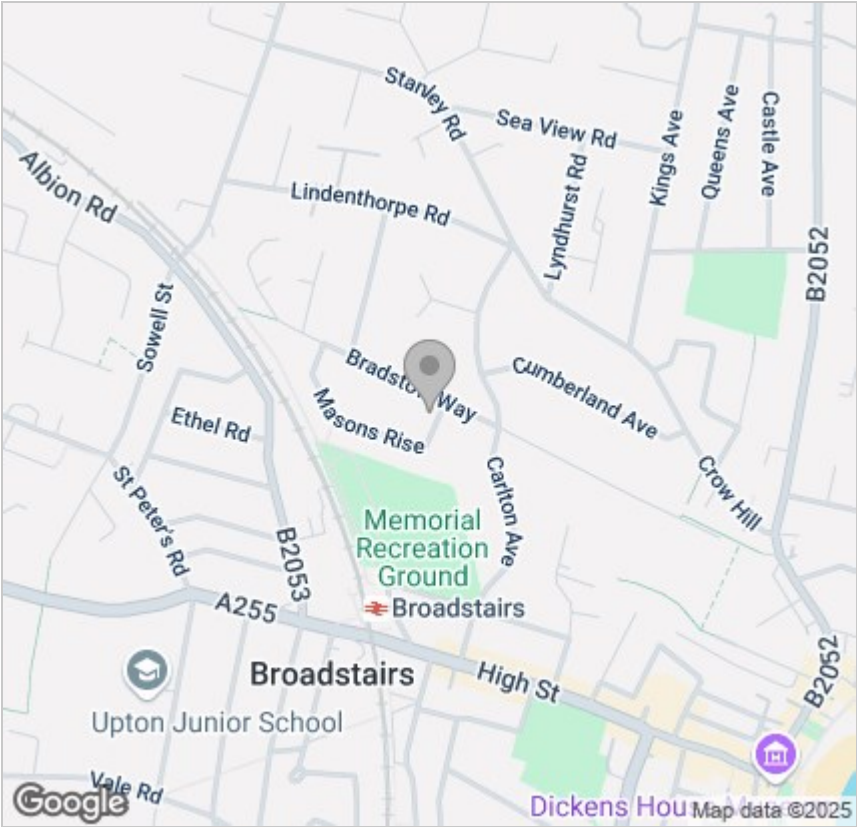
Viewing

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.

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

Area Map



Energy Efficiency Graph

