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## Property brochure



BRADSTOW WAY  
BROADSTAIRS  
KENT  
CT10 1AH

Price: £674,995

5 Bedrooms

2 Receptions

2 Bathrooms

1 Garage

EPC D

Tenure FREEHOLD  
Council Tax D



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### The Property

Situated in a popular and sought after location close to the High Street and the sea front, this period semi detached home has been upgraded and much improved by the current owners. The ground floor has been extended to provide a large and stylish kitchen family room. To the first floor are 4 bedrooms and a family bathroom, whilst a large loft conversion provides a master suite comprising a spacious master bedroom, an en-suite and a walk in wardrobe. This really is an exciting property for the growing family and really needs to be viewed internally.

### Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

### Accommodation

#### GROUND FLOOR

Lounge: 15'03" (4.65m) x 13'05" (4.09m)  
 Kitchen Family room: 21'06" (6.55m) x 20'06" (6.25m)  
 Utility room: 9'04" (2.84m) x 7'09" (2.36m)

#### Guest WC:

#### FIRST FLOOR

Bedroom: 13'08" (4.17m) x 11'09" (3.58m)  
 Bedroom: 10'08" (3.25m) x 9'00" (2.74m)  
 Bedroom: 11'04" (3.45m) x 9'00" (2.74m)  
 Bedroom: 8'06" (2.59m) x 7'09" (2.36m)  
 Bathroom: 8'10" (2.69m) x 8'06" (2.59m)

#### SECOND FLOOR

Master bedroom: 15'03" (4.65m) x 14'10" (4.52m)  
 En- suite shower room:  
 Walk in wardrobe: 17'09" (5.41m) x 6'04" (1.93m)

#### OUTSIDE

Front small garden area driveway leading to Garage. Rear garden is primarily laid to lawn with screen fencing and a timber games room measuring 17'02" (5.23m) x 17'02" (5.23m)



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### Key Features

- Close to town centre
- 5 bed semi Extended accommodation
- Large stylish kitchen/family room
- Master en-suite & walk in wardrobe
- Off street parking
- Rear garden
- 17' (5.18m) Sq log cabin/games room

### Need a mortgage..?

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0022971/20240214/SEDP



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