



31 FITZROY AVENUE
KINGSGATE



Oakwood[®]
Prestige & Country

31 FITZROY AVENUE | KINGSGATE | KENT | CT10 3LS



4



3



2



2.5 miles



Situated on possibly the most sought after road in Kingsgate, this 1920's built 4 bedroom semi detached home is a style of house which is sure to generate strong interest. In the possession of the the current owners for nearly 40 years these properties rarely come to market. The property offers a reception hall, 2 reception rooms and a large kitchen to the ground floor, whilst to the first floor there are 4 bedrooms, 1 with en-suite, and a family bathroom. The property benefits from many period features and has a large mature garden to rear, off street parking, garage and a separate workshop. Don't miss out - book your appointment to view today.





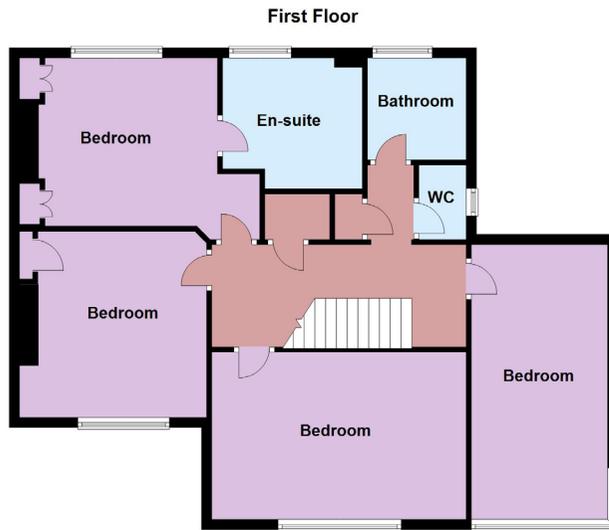
- SOUGHT AFTER PRIVATE ROAD LOCATION
- 300 METRES TO BOTANY BAY BEACH
- 4 BEDROOMS
- 3 RECEPTIONS
- 2 BATHROOMS
- PERIOD FEATURES
- GARAGE & WORKSHOP
- LOVELY 80FT GARDEN



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.





Ground floor

Entrance porch:	10'09" (3.28m) x 9'06" (2.90m)
Reception hall:	22'03" (6.78m) x 12'06" (3.81m)
Lounge:	14'09" (4.50m) x 13'04" (4.06m)
Dining room:	16'08" (5.08m) x 14'09" (4.50m)
Kitchen:	8'04" (2.54m) x 6'09" (2.06m)
Rear lobby:	6'03" (1.91m) x 3'02" (0.97m)
Guest WC:	15'03" (4.65m) x 11'00" (3.35m)
Workshop:	

First floor

Bedroom:	14'04" (4.37m) x 10'05" (3.17m)
En-suite:	8'02" (2.49m) x 8'02" (2.49m)
Bedroom:	11'06" (3.51m) x 10'09" (3.28m)
Bedroom:	13'02" (4.01m) x 10'09" (3.28m)
Bedroom:	18'00" (5.49m) x 9'02" (2.79m)
Bathroom:	6'04" (1.93m) x 6'03" (1.91m)
Separate W.C.:	4'06" (1.37m) x 3'00" (0.91m)

Exterior

Front is a walled and lawned garden with flower and shrub borders, driveway leading to garage 17'07" (5.36m) x 9'04" (2.84m) with electric roller shutter door. The rear garden has a large patio area and additional seating areas around the garden. Mature flower and shrub borders ornamental trees and a further sun trap patio.

Material information

The property currently contributes £45 per year towards the upkeep of the private road and the associated parking permits.

Agents note

None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition.

EPC Rating
Council Tax Band
What3Words
Guide Price

D
 E
 ///ranks.leap.merit
 £699,950

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



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