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## Property brochure



PERCY AVENUE  
KINGSGATE  
BROADSTAIRS  
KENT  
CT10 3LE

Price: £425,000

3 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC A

Tenure FREEHOLD  
Council Tax D



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### The Property

Set in the sought after location of Percy Avenue, Kingsgate, Broadstairs, this fantastic bungalow has a lot to offer - including allowing you to make your own mark on your new home, and being located less than 200 metres from the blue flagged Botany Bay beach. Internally offering large entrance hall, lounge, conservatory, three great size bedrooms (one currently used as an office) and shower room plus separate W.C. Further benefits also include solar panels to the sides and rear which are privately owned and come with the bungalow, enabling you to make a nice saving in energy bills. Indeed the property's Energy Performance/EPC is rated A, which is seldom seen. The enclosed rear garden is a manageable size, offers a wildlife area and is ripe for a keen gardener to put their own stamp on it. There's also off street parking and garage to the front. Broadstairs boasts some of the county's best beaches as well as a mainline station providing good rail links to London and beyond. The town also hosts a number of well attended events throughout the year including Folk Week and the Water Gala and has many of the area's best schools

### Location

Percy Avenue is a popular location in the sought after Kent coastal town of Broadstairs, within close proximity to the beautiful Botany Bay, which offers the Botany Bay Hotel and Pub, beautiful sandy beaches and cliff top walks. North Foreland golf course is a five minute drive away.

### Accommodation

Porch

Hallway

Lounge

18' (5.49m) x 12' (3.66m)

Kitchen

11'10" (3.61m) x 11' (3.35m)

Bedroom 1

11'11" (3.63m) x 9'6" (2.90m)

Bedroom 2

12' (3.66m) x 9'7" (2.92m)

Shower room

Separate W.C

Bedroom 3

15'3" (4.65m) x 11'9" (3.58m)

Leading to:

Conservatory

13'8" (4.17m) x 7'10" (2.39m)

OUTSIDE

Rear garden. Garage. Front garden with off street parking

Gas central heating via mains gas



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### Key Features

- Versatile layout
- Solar panels
- Three bedrooms
- Conservatory
- Kitchen
- Shower room
- Rear garden
- Sought after location
- Garage & off street parking
- Sunny garden
- 957 SqFt

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0023310/20240409/RLDP



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