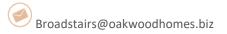


# Property brochure









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# Property brochure





### The Property

Located in Approach Road, a fantastic central location of Broadstairs, this make a perfect family home or second home. Internally offering a wealth of accommodation comprising entrance hallway, lounge, downstairs bedroom which can also be used as a reception room, kitchen/breakfast room and cellar - prime for conversion. To the first floor are three bedrooms and bathroom. Externally offering a private, sunny garden which also offers rear access. Steps lead up to this terraced home, in the heart of Broadstairs, offering sea views, an excellent school catchment area and walking distance to Broadstairs station, beach and town.

#### Location

Located within a short walk to Broadstairs town, the beach and to the train station, which offers high speed trains to London.

### Accommodation

GROUND FLOOR	
Porch	
Hallway	
Lounge	12'7" (3.84m) x 11'5" (3.48m)
Bedroom 3/reception room	10'9' (3.28m) x 10'4" (3.15m)
Kitchen/diner	15' (4.57m) x 10'9" (3.28m)
Cellar	
FIRST FLOOR	Landing
Bedroom 1	16'5" (5.00m) x 10'9" (3.28m)
Bedroom 2	11'2" (3.40m) x 10'2" (3.10m)
Bedroom 4	10'8" (3.25m) x 6'8" (2.03m)

Rear garden Front garden

Steps leading up to property

Unrestricted on street parking is available in the road Broadband is delivered via fibre to the house







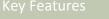
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## Property brochure



- Two receptions
- Small sunny garder
- Sea views
- Central location
- Ideal family home
- Ideal holiday home



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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. BRO0020797/20240716/RLDP







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