



Oakwood homes[®]
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Property brochure



QUEENS AVENUE
BROADSTAIRS
KENT
CT10 1EH

Price: Offers over £625,000

3 Bedrooms

2 Receptions

3 Bathrooms

Double Garage

EPC C

Tenure FREEHOLD
Council Tax E



Broadstairs@oakwoodhomes.biz



01843 809000



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The Property

Situated on the ever popular chess board estate which in turn is located approximately half a mile from the bustling heart of Broadstairs, the sea front and harbour this spacious chalet house is located in a quiet residential street and offers capacious accommodation with the ground floor consisting of entrance hall, kitchen, dining room, separate lounge, conservatory, bathroom and large double bedroom whilst to the first floor are two double bedrooms - both with en-suite facilities. Pretty gardens front and rear, an office/ studio in the rear garden and double garage almost complete the package except to mention the lovely sea views from the rear upstairs bedroom.

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

Kitchen:	13'02" (4.01m) x 10'00" (3.05m)
Utility Room:	10'01" (3.07m) x 6'00" (1.83m)
Dining Room:	13'07" (4.14m) x 11'00" (3.35m)
Conservatory:	13'07" (4.14m) x 9'06" (2.90m)
Lounge:	18'08" (5.69m) x 13'09" (4.19m)
Bedroom:	13'02" (4.01m) x 11'00" (3.35m)
Shower room:	7'00" (2.13m) x 5'10" (1.78m)

First floor

Bedroom:	15'00" (4.57m) x 13'03" (4.04m)
En-suite:	9'03" (2.82m) x 7'02" (2.18m)
Bedroom:	16'05" (5.00m) x 13'00" (3.96m)
En-suite:	10'08" (3.25m) x 7'00" (2.13m)

Exterior

To the front has driveway and mature planted beds with gated access leading to the rear garden and double garage. The rear garden is maturely planted with lawns beds and borders, within which sits a brick built office building/studio.

Material information

We are informed that the property has fibre to the house



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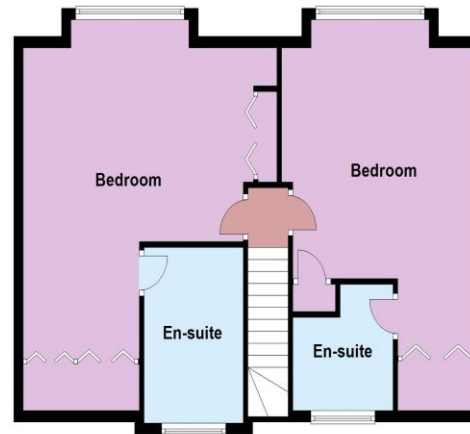


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Ground Floor



First Floor



Total area: approx. 164.9 sq. metres (1774.9 sq. feet)

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Plan produced using PlanUp.

Property brochure

Key Features

- Chessboard location
- Chalet house
- 2 reception rooms
- Bedroom and bathroom downstairs
- 2 beds with en-suite upstairs
- Spacious and flexible accommodation
- Office/studio in garden
- Double garage

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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. BRO0023766/20240718/SEDP



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