



TMS

ESTATE AGENTS



12 West Cliff Road, Broadstairs, CT10 1PU

Offers In The Region Of £240,000



- CHAIN FREE
- 2 DOUBLE BEDROOMS
- SUNNY REAR PAVED GARDEN
- UN RESTRICTED ON STREET PARKING
- WALKING DISTANCE TO BEACHES, SHOPS & RESTAURANTS

- SPACIOUS FREEHOLD MAISONETTE
- PRIVATE ENTRANCE
- LESS THAN 0.5 MILES TO BROADSTAIRS STATION
- COUNCIL TAX BAND B
- GARAGE EN BLOCK



CENTRAL BROADSTAIRS MAISONETTE WITH GARAGE ~ CHAIN FREE ~

Perfectly positioned in the heart of Broadstairs, just moments from the golden sands of Louisa Bay and Viking Bay, this spacious and light-filled two-bedroom first-floor maisonette with its own private entrance offers coastal living at its best.

The property welcomes you with an impressive 26ft hallway leading to a generous lounge, two double bedrooms, a fitted kitchen with appliances, and a family bathroom with separate WC. Outside, a private sunny rear garden provides the perfect space for relaxing or entertaining. There is a garage en block.

Ideally suited to professional buyers, commuters, first-time purchasers, or those seeking a seaside retreat, the property benefits from Broadstairs mainline station less than half a mile away, offering high-speed services to London.

Parking is unrestricted on road and there are sunny, sandy bays at the bottom of the road so you can leave the car behind

The property has been successfully let for the last 12 years and currently achieves £995pcm, it is currently tenanted and the tenant would be happy to stay if purchased by an investor.

Call TMS Estate Agents today to book your accompanied viewing

GROUND FLOOR

ENTRANCE

FIRST FLOOR

ENTRANCE HALL

LOUNGE 16'7" x 10'9" (5.08 x 3.28)

KITCHEN 10'5" x 9'9" (3.20 x 2.98)

BEDROOM 1 13'9" x 9'7" (4.20 x 2.93)

BEDROOM 2 11'9" x 9'8" (3.60 x 2.96)

BATHROOM

EXTERNAL

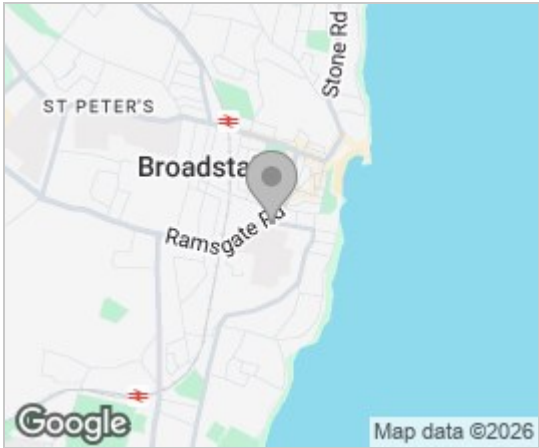
REAR GARDEN

AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

GARAGE EN BLOCK

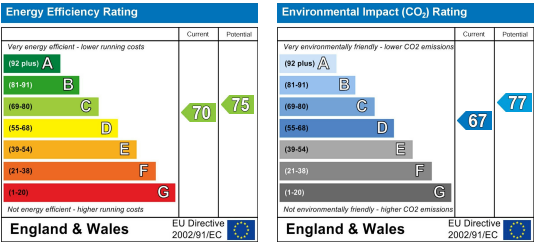
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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