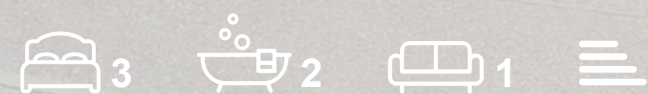




Hereson Road, Broadstairs, CT10 1FF

Offers In The Region Of £420,000



Set along Hereson Road in Broadstairs, it's a house with real kerb appeal. Clean lines, well kept, and quietly confident from the outside. Off-street parking and a garage take care of the practical side before you've even stepped through the door.

Inside, it's refreshingly simple. Neutral, minimal, and uncluttered - the kind of space that doesn't impose itself on you. It's ready. You can move straight in and live comfortably, or start shaping it into something more personal over time. Nothing to undo, nothing to fight against.

The layout works. Kitchen/diner with space to gather, a separate lounge to switch off, and three proper bedrooms spread across the upper floors, including a main bedroom with its own ensuite. There's also an additional room that lends itself naturally to a home office, studio, or somewhere to escape when you need it.

Outside, the garden is private, enclosed, and easy to manage - mainly laid to lawn with just enough structure around the edges. There's space to sit, space to move, and room to make more of it if you want to. As it stands, it's straightforward and usable; a clean, low-maintenance backdrop rather than something that demands constant attention.

It's a home that feels easy from the moment you walk in. Straightforward, well balanced, and full of potential without demanding anything from you straight away.

Broadstairs has a way of feeling like a proper seaside town without the chaos that usually comes with it. Viking Bay is the obvious draw - but it's the smaller things that make it work day to day: independent cafés, well-regarded restaurants, and a town centre you'll actually use rather than avoid. You're also within easy reach of Ramsgate and Margate, giving you a bit more energy and variety when you want it, while still coming home to somewhere that feels settled, established, and easy to live in.





GROUND FLOOR

Lounge
13'7" x 11'5" (4.16 x 3.49)

Kitchen/Diner
15'1" x 12'11" (4.60 x 3.94)

WC
7'2" x 3'4" (2.20 x 1.03)

FIRST FLOOR

Bedroom One
15'1" x 10'2" (4.60 x 3.10)

Bedroom Two
15'1" x 9'2" (4.60 x 2.80)

Bathroom
7'9" x 7'3" (2.38 x 2.21)

SECOND FLOOR

Bedroom Three
15'1" x 11'5" (4.60 x 3.49)

Ensuite
8'2" x 3'5" (2.50 x 1.06)

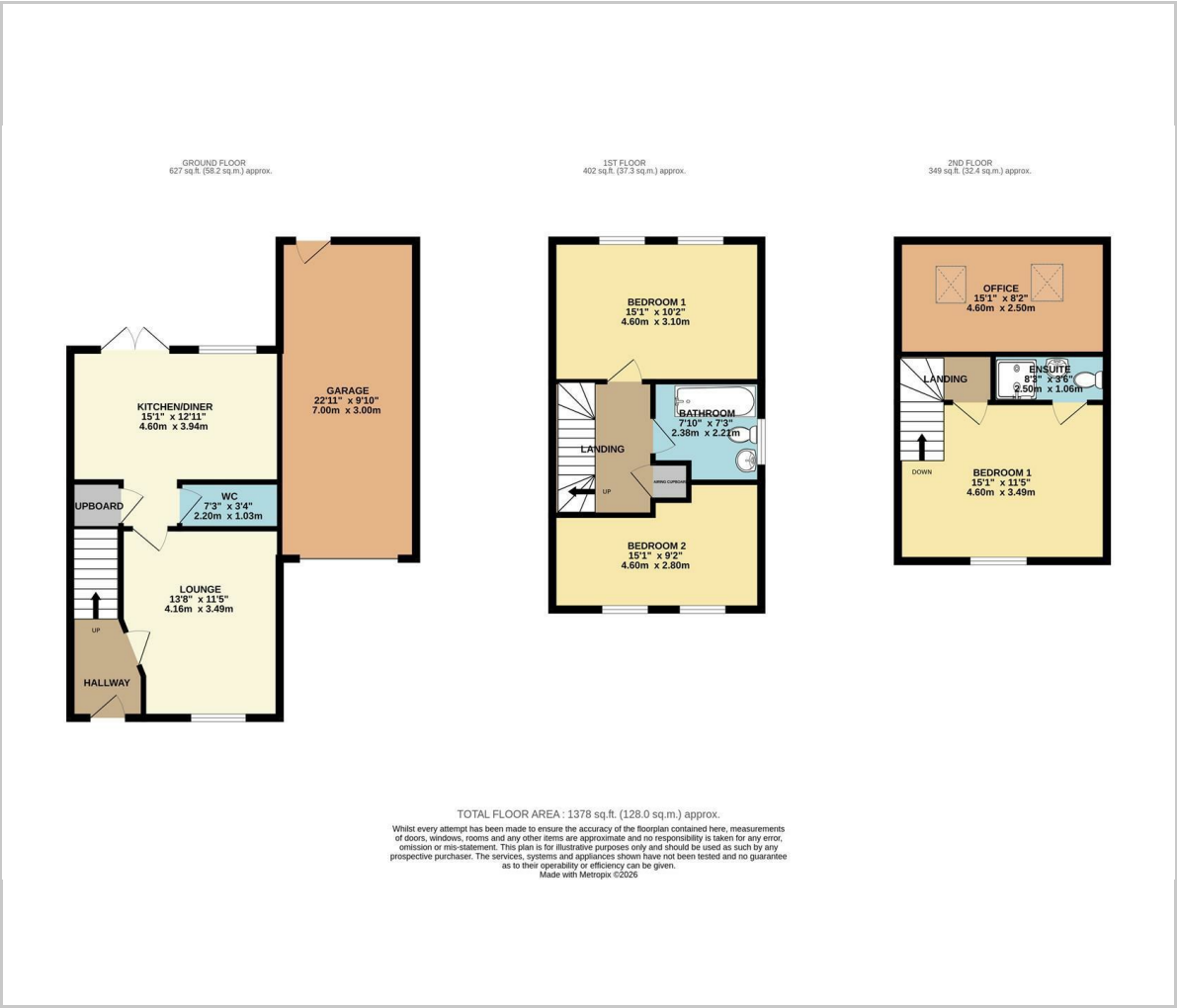
Office
15'1" x 8'2" (4.60 x 2.50)

Identification Checks

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.



Floor Plan



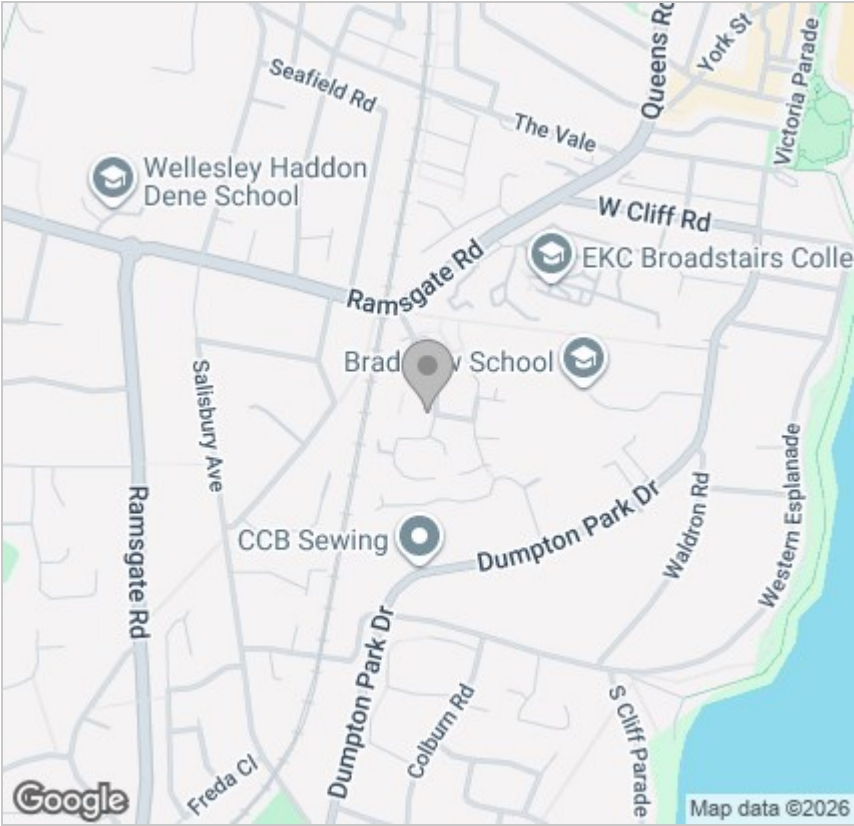
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

