



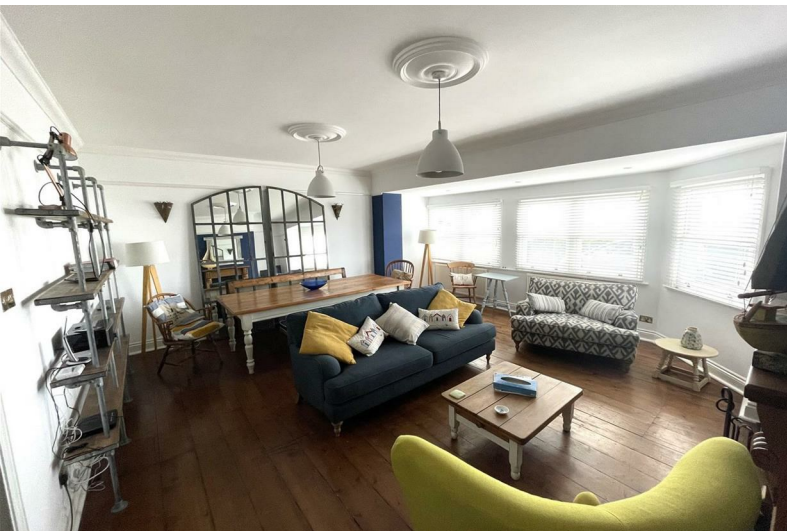
# TMS

ESTATE AGENTS

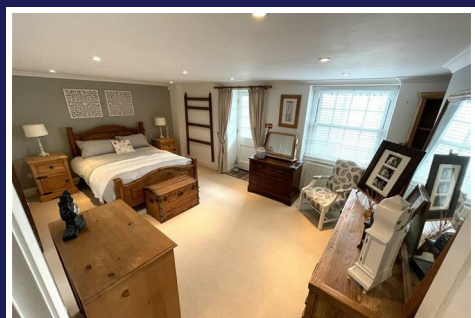


Victoria Parade, Broadstairs, Kent, CT10 1QS

£700,000



- 3 DOUBLE BEDROOM DUPLEX APARTMENT
- 2 COURTYARD GARDENS
- SEA FACING LOUNGE / DINER
- CLOSE TO MAINLINE STATION
- CHAIN FREE
- SITUATED ON THE SEA FRONT BROADSTAIRS
- BATHROOM & SHOWER ROOM
- PARKING SPACE
- IDEAL 2ND HOME
- SHARE OF FREEHOLD



### 3 BEDROOM SEA FRONT APARTMENT ~ CHAIN FREE ~ SPLIT LEVEL ~ HEART OF BROADSTAIRS & PARKING

Don't miss this rare opportunity to own a stunning, spacious apartment in a highly sought after location in Broadstairs on the sea front !

TMS ESTATE AGENTS are delighted to be able to offer to the market this exceptionally large and very well presented 3 bedroom split level apartment with PARKING, enjoying the ground floor and lower ground floor of this well presented period building, directly on the picturesque seafront of Broadstairs, overlooking the iconic Viking Bay.

Wake up to the sound of the sea, wander along the front or enjoy a leisurely breakfast watching the sunrise over the bay, take a picnic to one of the 3 beautiful sandy beaches Broadstairs has to offer or while away a warm evening in any one of the many renowned restaurants in town. The perfect lock up and leave weekend retreat / 2nd home or a spacious family home. If you need to commute the mainline station is just a short walk to the top of the High Street and offers fast links direct to London.

Offered chain free this beautiful apartment is in the heart of town and offers charm and character with original features and stripped wood floors, mixed with contemporary living. There are 3 double bedrooms, a very spacious and bright lounge with sea views, a bathroom and shower room, a fully fitted kitchen and private outside space to each floor, externally you will also find a parking space which is a rare find in the heart of town.

Broadstairs once a quaint fishing village-turned quintessential seaside resort blends timeless, authentic charm with surprising modern twists, many local attractions, stroll quirky lanes past tiny flint houses and fishermen's cottages to seafront promenades and gardens.

Call us today to book your accompanied viewing today, we are available 7 days a week.

## COMMUNAL ENTRANCE HALL

## APARTMENT

### LOUNGE

21'7" x 19'3" (6.60 x 5.87)

Double glazed sash bay window with blinds and views to Viking Bay, stripped wood floor, fire place with working gas fire, shelving, radiator, furniture includes 2 sofas, easy chair, large table with bench and chair to sit up to 10 people, TV and stand, lamps, large mirror.

### HALLWAY

Striped wood floor, cloak cupboard, radiator. Furniture includes, ornamental riddler wine rack, large mirror,

### BEDROOM

11'10" x 11'4" (3.63 x 3.47)

Double glazed sash window with blinds, stripped wood floor, radiator. Furniture includes double bed frame and mattress, wardrobe, 2 x chest of drawers, bedside cabinets.

### SHOWER ROOM

Double shower with plunge shower head, pedestal wash hand basin, low flush W.C, Karndean floor, heated towel rail ? radiator ?

### KITCHEN

8'8" x 7'8" (2.66 x 2.35)

Double glazed window with blinds, double glazed door to courtyard garden, range of wall, drawer and base units with wood work surfaces, 1.5 bowl stainless steel sink and

mixer tap, electric oven, induction hob & extractor, radiator. Furniture includes fridge freezer, washing machine, microwave.

### COURTYARD GARDEN

Paved garden with rear access and table.

### LOWER GROUND FLOOR

#### HALLWAY

14'7" x 7'6" (4.46 x 2.31)

Under stairs storage with shelving, carpet to stairs and hallway, radiator. Furniture includes wooden cupboard, corner shelf, occasional chair, mirror.

#### BEDROOM

23'0" x 12'2" (7.03 x 3.71)

Double glazed door to front of building, double glazed windows with blinds, walk in wardrobe with lighting, carpet, radiator. Furniture includes, Double bed and mattress, blanket box, chest of drawers, occasional chair, chest of drawers, 2 x bedside cabinets, mirror.

#### BEDROOM

11'8" x 11'3" (3.58 x 3.45)

Double glazed French doors to lower courtyard garden, walk in wardrobe, carpet, radiator. Furniture includes, Double bed and mattress, chest of drawers, 2 x bed side cabinets.

#### BATHROOM

Double glazed window with blinds, panelled bath with shower over, low level W.C, pedestal wash hand basin, Karndean floor, heated towel rail.

## EXTERNAL

### COURTYARD GARDENS

2 private courtyard gardens, one is accessed from the kitchen on the ground floor and one is accessed from the bedroom to the lower ground.

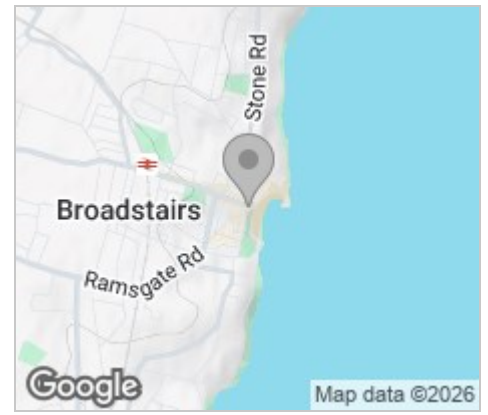
### PARKING

One parking space to the rear.

#### Identification checks

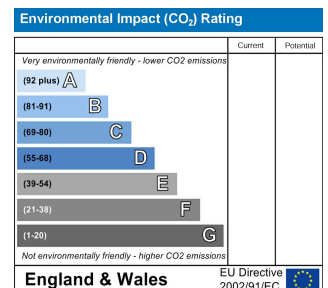
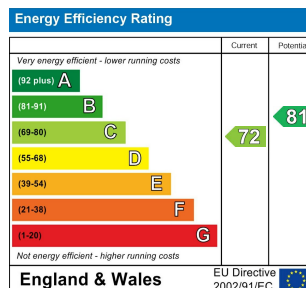
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.





## 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**