



Queens Avenue, Broadstairs, Kent, CT10 1EH

**Offers In The Region Of £790,000**



CHAIN FREE ~ DESIRABLE CHESSBOARD  
LOCATION BROADSTAIRS ~ 4 BEDROOM  
DETACHED FAMILY HOME~ SEA VIEWS.

This stunning, contemporary home situated on the popular 'Chessboard' area of Broadstairs is the perfect family home close to sought after schools and just a short distance to the Mainline train station with fast links direct to London.

Once a quaint fishing village, Broadstairs is now a quintessential seaside resort which blends timeless, authentic charm with surprising modern twists. Stroll quirky lanes past tiny flint houses and fishermen's cottages to seafront promenades, Michelin starred restaurants, bars and local shops.

To the ground floor the property enjoys a spacious lounge and an impressive, bright open plan family area overlooking the rear garden, the contemporary kitchen boasts a large island, granite worktops and integrated appliances, there is a separate dining area with which enjoys great light with three skylights and five bi-folding doors to the sunny garden terrace. Other benefits to the ground floor are a utility room and cloakroom.

To the first floor the main bedroom enjoys direct access to the glass balcony with sea views where you can enjoy stunning sunrises, the bedroom also includes fitted cupboards, an en suite shower and a dressing area. There are 3 further double bedrooms and a family bathroom with bath and shower.

Externally the rear garden is easy to manage with a wide terrace incorporating a designated dining area for alfresco entertaining, a lawn, garden shed, shrub borders and a play area. The front garden is laid to lawn and enjoys a driveway leading to the garage.

The property has been successfully let for the last 2 years and currently achieves £2450pcm

Call TMS ESTATE AGENTS today to book your viewing, available 7 days a week.





- 4 BEDROOM DETACHED HOUSE ~ CHESSBOARD ESTATE
- CHAIN FREE
- BALCONY WITH SEA VIEWS
- OPEN PLAN FAMILY ROOM & CONTEMPORARY KITCHEN DINER
- CATCHMENT AREA FOR JUNIOR & SECONDARY SCHOOLS
- DOUBLE GARAGE
- CLOSE TO BLUE FLAG BEACHES
- CLOSE TO MAINLINE STATION & BROADSTAIRS TOWN CENTRE
- DRESSING ROOM & EN SUITE

GROUND FLOOR      EN SUITE  
 ENTRANCE HALL      9'2" x 5'10" (2.80 x 1.80)

LOUNGE      BEDROOM 2  
 18'10" x 12'9"      12'11" x 8'9" (3.94 x 2.68)

FAMILY ROOM      BEDROOM 3  
 15'6" x 11'11" x 9'2"      12'2" x 9'10" (3.71 x 3.02)

KITCHEN / DINER      BEDROOM 4  
 22'11" x 18'8" (7.01 x 5.70)      8'5" x 8'0" (2.57 x 2.44)

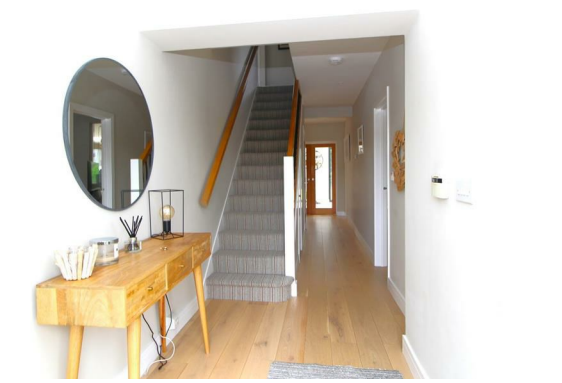
UTILITY ROOM      BATH / SHOWER ROOM  
 8'11" x 8'2" (2.74 x 2.50)      12'6" x 5'6" (3.82 x 1.68)

CLOAKROOM      FIRST FLOOR      EXTERNAL

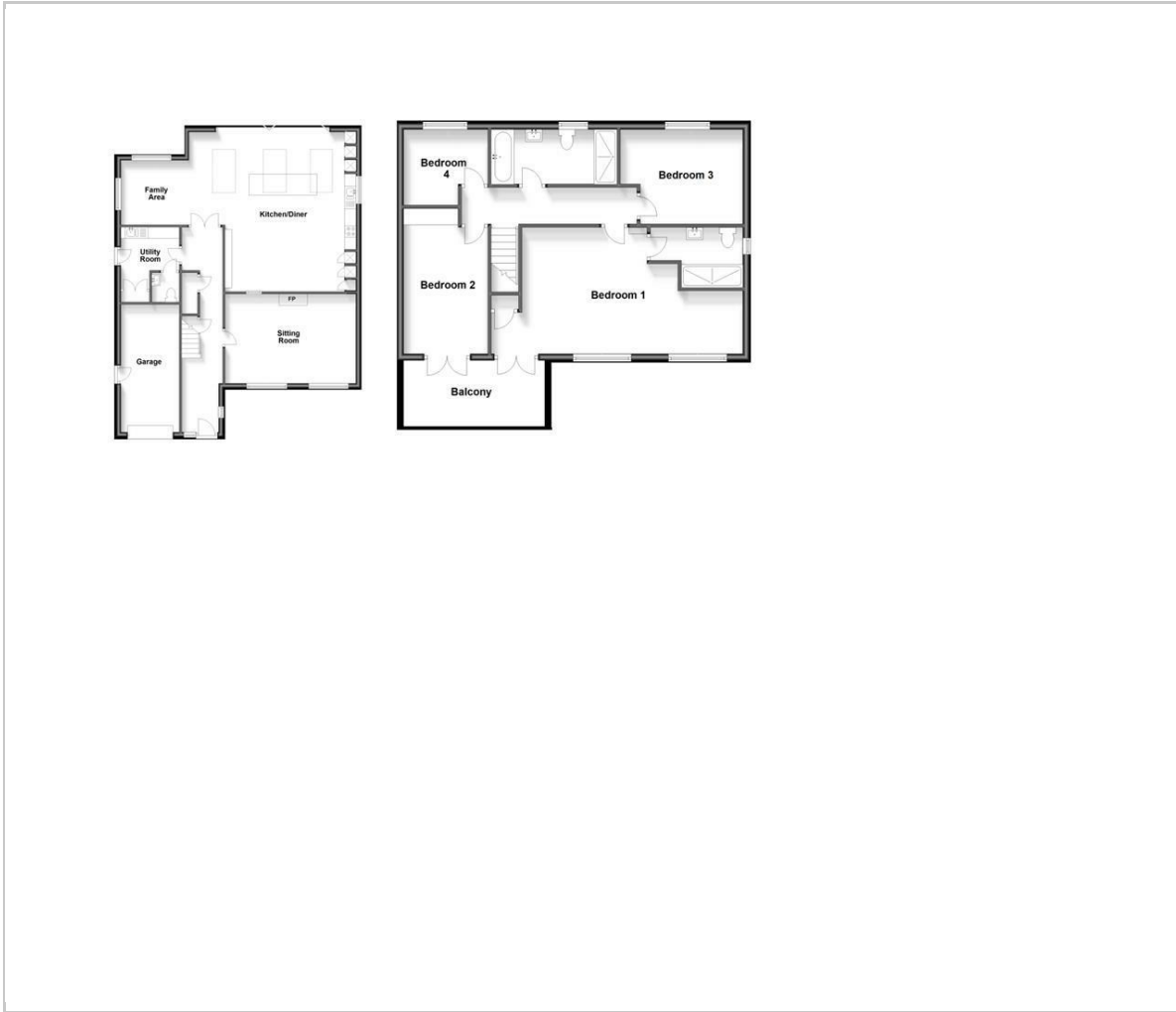
BEDROOM 1      REAR GARDEN  
 15'1" x 12'0" ( 4.62 x 3.66)      FRONT GARDEN

DRESSING AREA      GARAGE & PARKING  
 6'0" x 5'8" (1.83 x 1.73)      AGENTS NOTE

BALCONY



## Floor Plan



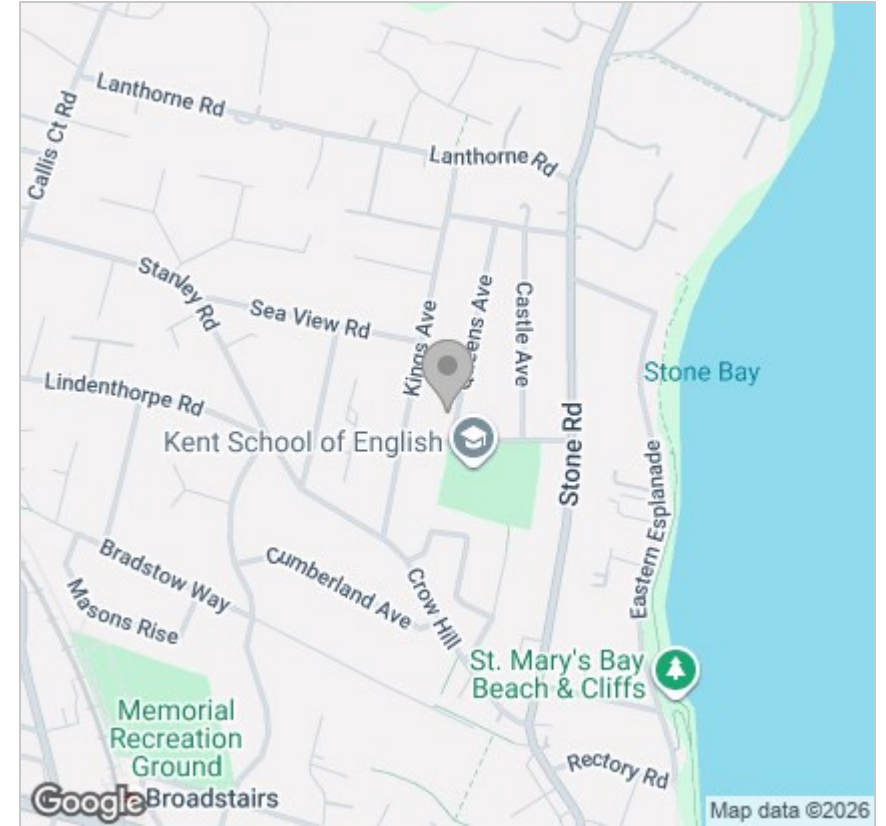
## Viewing

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

