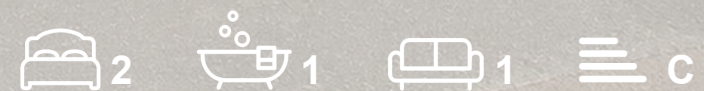




1 Bedford Court Eastern Esplanade
, Broadstairs, CT10 1DQ

Offers In The Region Of £340,000



Situated in one of Broadstairs' most desirable coastal locations, this spacious two-bedroom ground floor apartment enjoys direct sea views and offers a rare opportunity to acquire a home just moments from the shoreline.

The property welcomes you via a porch, leading into a generous hallway that runs through the heart of the home and creates an immediate sense of space. At the end of the hallway lies the standout feature of the apartment – a superb open-plan living and dining area positioned to make the most of the stunning coastal outlook. Large windows flood the room with natural light whilst framing the ever-changing sea views beyond. From here, doors open onto a private patio area, providing the perfect spot to relax, entertain guests or simply enjoy the sights and sounds of the coastline.

The kitchen is conveniently positioned adjacent to the living space and benefits from a large practical serving hatch, helping to create a sociable connection between the two rooms whilst maintaining a separate cooking area.

There are two well-proportioned bedrooms, both offering comfortable accommodation, alongside a modern family bathroom serving the apartment. The layout is ideal for a range of buyers, whether as a permanent residence, coastal retreat or investment opportunity.

Broadstairs remains one of Kent's most sought-after seaside towns, renowned for its sandy beaches, independent shops, cafés and restaurants, as well as excellent transport links to London. Properties offering direct sea views are always in high demand, and this apartment combines an enviable position with spacious accommodation and outdoor space rarely found in similar homes.

Early viewing is highly recommended to fully appreciate the size, location and spectacular coastal outlook this wonderful apartment has to offer.





Porch

Hallway

Bedroom 2
12'9" x 9'6" (3.91m x 2.92m)

Bathroom
6'9" x 6'7" (2.07m x 2.02m)

Bedroom 1
13'11" x 9'6" (4.25m x 2.92m)

Kitchen
12'7" x 6'7" (3.84m x 2.02m)

Sitting/ Dining room
19'10" x 11'5" (6.05m x 3.49m)

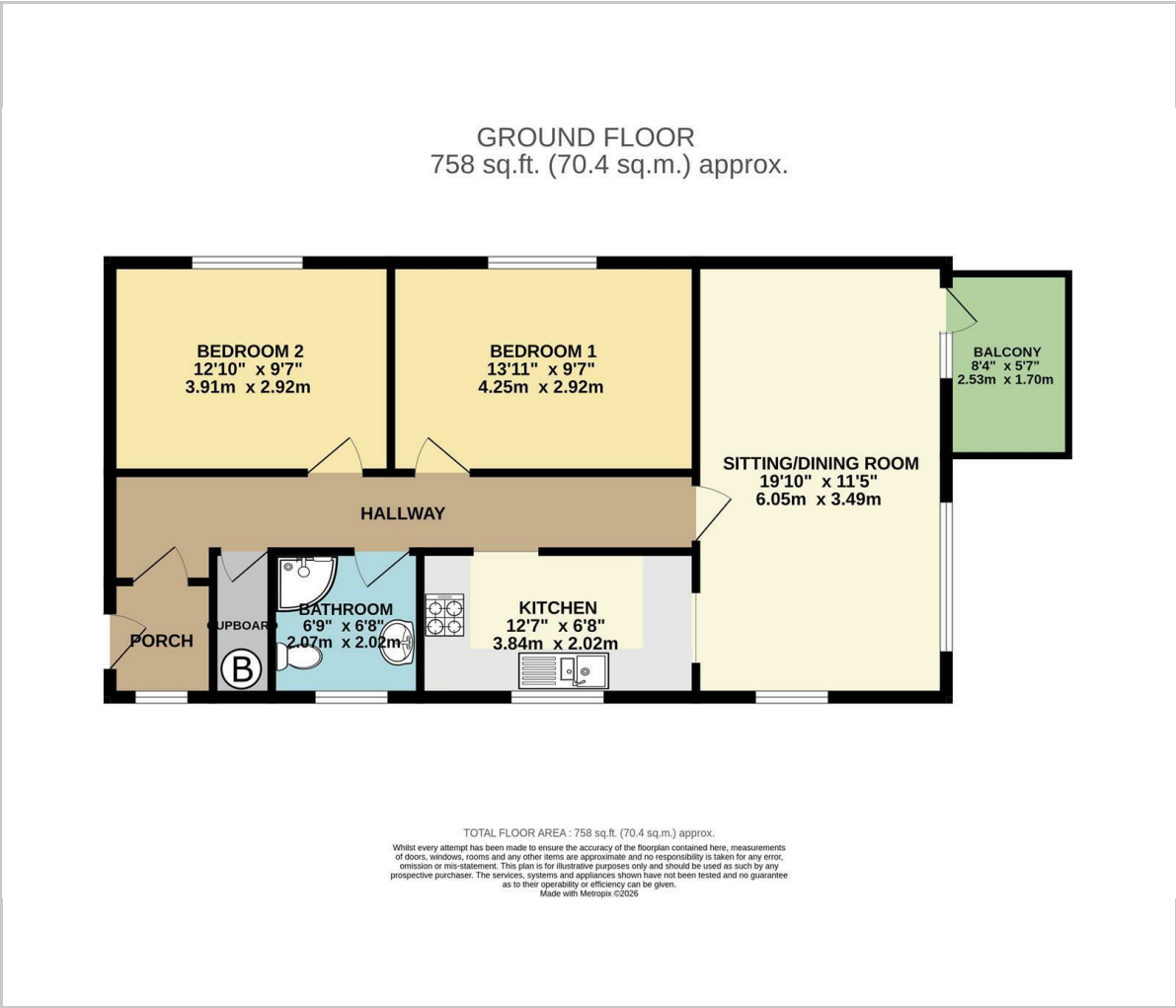
Balcony

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



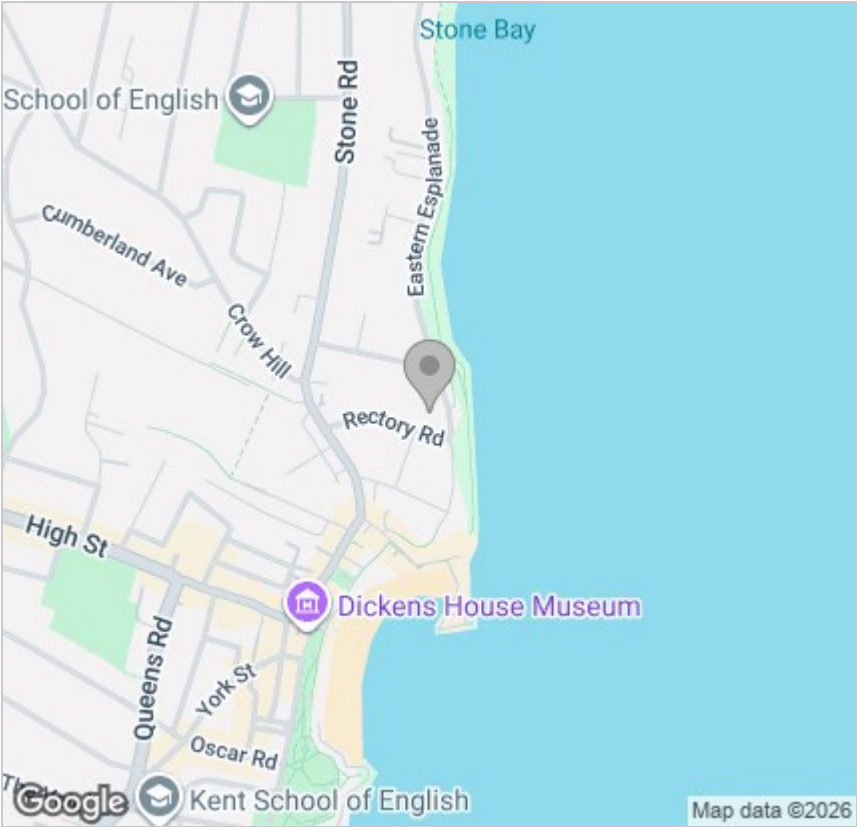
Viewing

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.

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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Area Map



Energy Efficiency Graph

