



Masons Rise  
Broadstairs, CT10 1AZ

**Offers In The Region Of £210,000**



Situated in a highly sought-after location in Broadstairs, this beautifully presented two-bedroom ground floor maisonette offers generous living accommodation, a substantial private rear garden and the added benefit of a garage en bloc—making it an excellent choice for first-time buyers, downsizers or investors alike.

Stepping through the front door, you're immediately welcomed by a warm and inviting atmosphere. The fitted kitchen is positioned to your left, offering ample storage and workspace, while directly ahead is the spacious second bedroom, ideal as a guest room, home office or generous double bedroom.

Continuing through the property, you'll find the bright and spacious living room, where large windows frame attractive views of the private rear garden and fill the room with an abundance of natural light. There is also exciting potential, subject to the necessary consents, to install patio doors, creating a wonderful indoor-outdoor living space that opens directly onto the garden.

Leading off the lounge is the impressive principal bedroom, a generous double room that also enjoys peaceful views across the rear garden, creating a relaxing retreat. Completing the internal accommodation is a modern shower room, fitted with a walk-in shower, wash hand basin and WC.

Outside is where this fantastic home truly sets itself apart. The substantial private rear garden is a rare feature for a maisonette and provides the perfect space for entertaining friends and family, enjoying summer barbecues, or simply unwinding in a peaceful setting. Whether you're a keen gardener or simply looking for generous outside space, this garden offers endless possibilities. The property also benefits from a garage en bloc, providing secure parking or valuable additional storage.

Combining spacious accommodation, exceptional outdoor space and exciting scope to enhance further, this superb ground floor maisonette represents a fantastic opportunity to secure a home in one of Broadstairs' m





hallway

Kitchen

8'8" x 7'10" (2.65m x 2.41m)

Shower room

5'4" x 6'3" (1.64m x 1.92m)

Bedroom 1

9'10" x 11'7" (3.01m x 3.55m)

Bedroom 2

11'1" x 10'9" (3.40m x 3.28m)

Lounge/Diner

11'1" x 17'11" (3.40m x 5.47m)



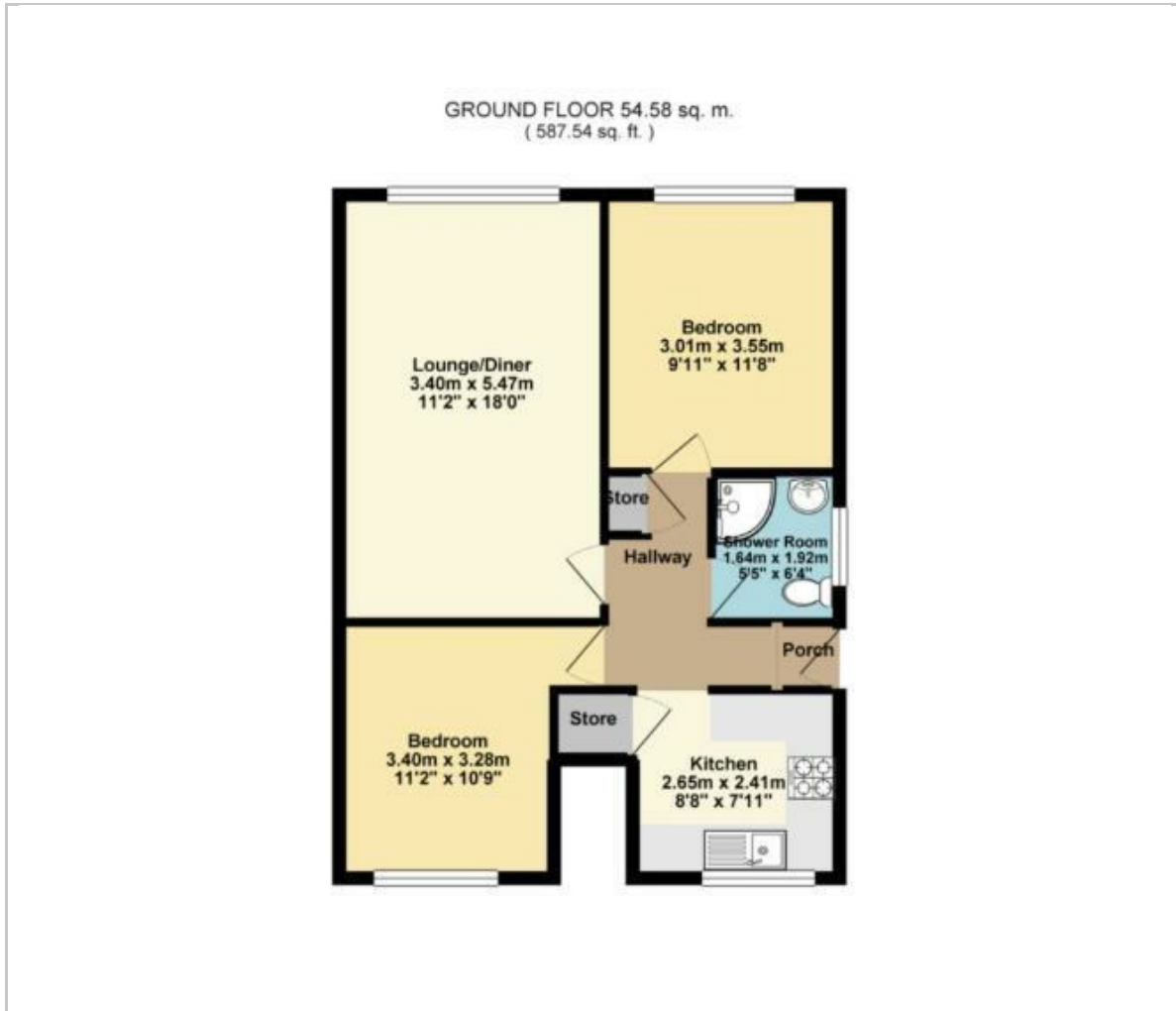
Identification checks

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.



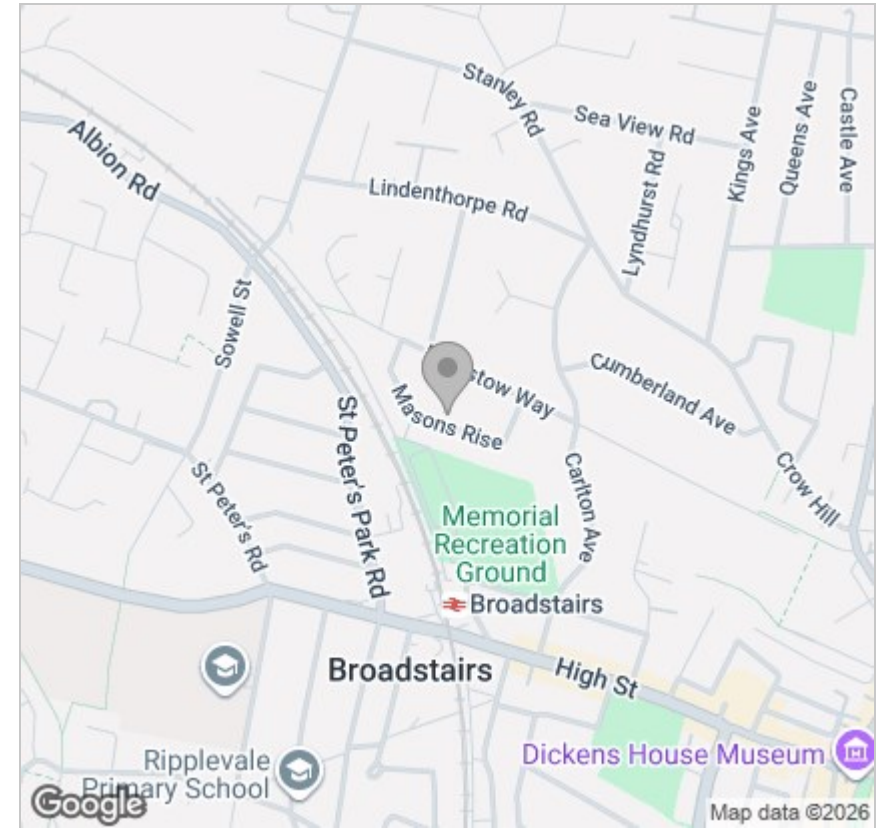
## Floor Plan



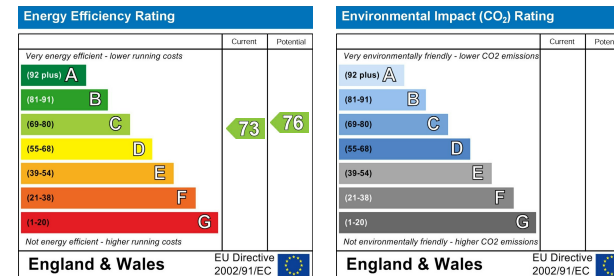
## Viewing

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.

## Area Map



## 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 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**