



**Bayside Heights, Joss Gap Road, Broadstairs**

**£ 375,000**

- First floor apartment in stunning location!
- Seaview over Joss Bay Beach and views of North Foreland Golf Course
- Fitted kitchen with integrated appliances
- Two bedrooms and 24ft Lounge area
- Master with En Suite and his & hers walk-in wardrobes
- Underground secure allocated parking

Simply Beautiful! A rare opportunity to purchase an exclusive luxury two bedroom apartment situated in a sought after location in Broadstairs. Offering views across Joss Bay Beach and North Foreland Golf Course, this apartment impresses at first glance. Entering through electric gates, to stunning communal gardens, Bayside Heights is the first building you see. The property has been built to a high specification and comprises two double bedrooms, master with en suite and his & hers walk-in wardrobes, modern fitted kitchen/dining area with marble floor and 24ft lounge. Further benefits include gas central heating, double glazed windows throughout and secure car parking located under the building. This truly impressive first floor apartment is not one to be missed. Call us now to book your viewing on 01843 808088!!

### Communal Entrance

Through electric gated entrance leading to two sets of security doors with video security entry system into lobby, stairs and lift to all floors and underground parking.

### Entrance

Stairs rising to first floor to private front door into:

#### Hall 21'0" x 10'3" (6.40m x 3.12m) (Narrowing to 6' 4")

Double doors to storage area plus another single storage cupboard. Double doors to utility with Bosch Washing Machine and Tumble Dryer and Combi Boiler. Video entry intercom, radiator, thermostat and carpet. Doors to:

#### Master Bedroom 26'1" x 10'11" (7.95m x 3.33m)

Two double glazed windows to front with views of North Foreland Golf Course. His and hers walk-in wardrobes. Radiator. Doors to:

#### En-Suite

Three piece suite comprising of shower unit, vanity wash hand basin with built-in cupboards and bidet toilet with matching built-in cupboards surrounding. Part tiled walls and tiled floor with under floor heating. Heated towel rail.

#### Bedroom Two 19'0" x 10'3" (5.79m x 3.12m)

Two double glazed windows to front with views of North Foreland Golf Course. TV point, radiator.

#### Bathroom

Three piece suite comprising panelled bath with shower attachment over and shower screen, vanity wash hand basin and low level WC. Matching storage units and part tiled walls and tiled floor with under floor heating. Heated towel rail.

#### Kitchen/ Dining Area 23'5" x 9'9" (7.14m x 2.97m)

Double glazed French doors opening to Juliet style balcony looking over communal gardens and the golf course. Fully fitted kitchen with a range of matching wall and base units with granite work surfaces over. One and half stainless steel bowl with chrome lever mixer tap inset. Electric ceramic hob with tiled splash back and double oven with built-in microwave. Integrated dishwasher and fridge/freezer. Marble floor and lighting over units. TV point and radiator.

#### Lounge Area 24'6" x 14'3" (7.47m x 4.34m)

Dual aspect double glazed windows with views over the golf course and sea vies over Joss Bay and cliff tops. Two radiators, TV Point.

#### Externally

Communal tendered grounds and allocated secure underground parking via electronically operated gate.

### Energy Performance Certificate

