



Albion Road, Broadstairs.

£217,500

Viewing by appointment. Call 01843 808088

An exceptional semi-detached property located in the ever popular Albion Road Broadstairs. Steeped in history the town of Broadstairs offers a vibrant high street with many restaurants and shops, Sandy beaches, harbour and cliff top walks.

For the commuter the train station is just a short walk along Albion Road and into the High Street. Local Schools for all ages are all within easy reach and Westwood Cross Shopping Centre is also close by.

The property has been decorated to a high standard throughout and this is evident from the moment you walk through the door.

Improvements carried out by the existing owners include a modern fitted Kitchen and bathroom which now includes the addition of a separate tiled recessed shower. Dark Oak effect quality flooring throughout the ground floor compliments the stylish decor and in the lounge area there is a feature free standing chrome fronted gas fire for those cosy evenings in.

In the garden which is a good size there is timber cabin which offers a multitude of uses from studio or office to a place to stay when the relatives come to stay.



A truly wonderful property that would make an ideal family home for the buyer wanting to be close to the town of Broadstairs.



UPVC part glazed front door leading to;

Entrance hall

Staircase to first floor with storage cupboard under, oak effect flooring, modern vertical radiator, glazed door leading to dining area and doorway leading to;

Kitchen - 4.40m (14' 5") x 2.55m (8' 4")

Fitted with a range of white contemporary wall and base units with stainless steel handle fittings. Inset single drainer one with and a half bowl sink unit and mixer taps. Integrated five ring NEFF gas hob with matching NEFF electric oven and stainless steel extractor hood over. Fitted concealed baumatic dishwasher and Hotpoint washing machine. Part tiled wall, wall mounted vertical radiator, oak effect flooring, double glazed window overlooking rear garden, recessed cupboard housing hot water tank and gas boiler, UPVC double glazed door leading to side and door leading into;

Lounge / Diner - 6.45m (21'2") x 3.53m (11'7")

Dual aspect with large double glazed window to front and double glazed windows and door leading out into rear garden. Feature chimney breast with free standing chrome fronted gas fire, oak effect flooring, two vertical radiators.

Landing

Hatch with access to loft space, large storage cupboard, door leading to all rooms.

Bedroom one - 3.53m (11'7") x 3.20m (10'6")

Rear aspect with double glazed window, radiator, coved ceiling, carpet.

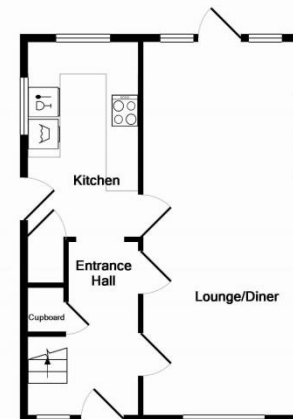
Bedroom two - 3.53m (11'7") x 2.21m (7'3")

Front aspect with double glazed window, coved ceiling, carpet, radiator.

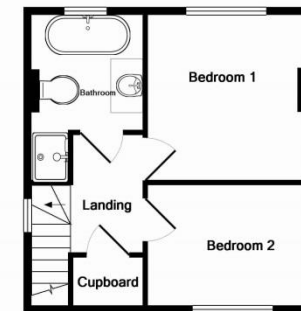
Bathroom

Modern fitted suite with recessed tiled shower with wall mounted mains operated shower, free standing rolled edge bath and centred wall mounted mixer tap, double flush w.c with concealed cistern, oval hand basin with mixer taps over and vanity unit under incorporating drawers and cupboard, inset ceiling spotlights, extractor fan, wall mounted chromed heated towel rail, tiled floor with independent under floor heating, part tiled walls, double glazed frosted window to rear.





Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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List of local schools:

- St Joseph's Catholic Primary School, Broadstairs Distance:**0.1 miles**
- St Peter-in-Thanel CofE Junior School Distance:**0.3 miles**
- Callis Grange Nursery & Infant School Distance:**0.3 miles**
- Hilderstone College Distance:**0.4 miles**
- The Charles Dickens School Distance:**0.4 miles**
- Upton Junior School Distance:**0.5 miles**
- Haddon Dene School Distance:**0.5 miles**
- The Foreland School Distance:**0.5 miles**
- Dane Court Grammar School Distance:**0.5 miles**
- St Mildred's Primary Infant School Distance:**0.6 miles**
- Stone Bay School Distance:**0.7 miles**
- The Hereson School Distance:**0.7 miles**
- Wellesley House School Distance:**0.7 miles**
- Bromstone Primary School, Broadstairs Distance:**0.8 miles**
- Thanet College Distance:**0.9 miles**



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