

01843 80 80 88

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



39 High Street, St.Peters, Broadstairs



- Period cottage in the heart of St Peters Village
- Two bedrooms
- Wealth of charm
- Offered with no forward chain
- Close to all local amenities
- Courtyard garden

£ 169,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

This pretty cottage has a wealth of character and is situated in the sought after location of St Peters Village. It is very close to all local amenities and within walking distance of Broadstairs and the train station. This property has been lovingly maintained by the current owner and boasts all the features you would expect in a period property. Set over three floors and comprising on the ground floor of a bright and airy lounge/diner, kitchen and sun room leading onto a pretty courtyard. From the lounge there is a feature spiral staircase leading down to the basement room and also to the first and second floors. On the first floor there is a double bedroom and shower room of which there is the possibility of an extension for a third double bedroom (Subject to the relevant planning permissions). On the second floor there is a further double bedroom. Outside there is an enclosed courtyard garden which is walled to all sides. Early viewing is highly recommended to appreciate its full charm.

Entrance: Tiled flooring, glazed French doors into:

Entrance Porch via glazed door into;

Lounge/Diner: 6.33m (20'9") x 3.86m (12'8") max

Glazed bay window to front, beamed ceiling, steps leading to basement, television/telephone points, radiator, built in corner cupboard for storage, period fireplace, skylight, carpet flooring.

Kitchen: 3.35m (11'0") x 2.49m (8'2")

Cottage style kitchen with eye level glazed cupboards, tiled work surfaces incorporating 1 1/2 sink with mixer tap, space and plumbing under for washing machine and fridge, water softener, inset spots, radiator, beamed effect ceiling, leaded French doors and window to rear, shelving and corner unit for display purposes, laminate flooring.

Sun Room: 2.33m (7'8") x 2.38m (7'10")

Laminate flooring, French door and window to rear.

Basement Room: 3.30m (10'10") x 3.52m (11'7")

Radiator, beamed ceiling, fitted shelving and hanging to one wall, wall lights, shelving into recess, carpet flooring.

First Floor:

Landing: Textured ceiling, thermostat, airing cupboard, steps to second floor.

Bedroom One: 3.99m (13'1") x 2.51m (8'3")

Sash windows to front, textured ceiling, radiator, built in wardrobe and cupboard, feature brick wall with oak beam, television point, carpet flooring.

Shower Room

Tiled shower cubicle with curtain rail, radiator, wall mounted boiler (new in 2008), low level wc, window to rear, corner storage unit, corner hand basin, laminate flooring.

Second Floor:

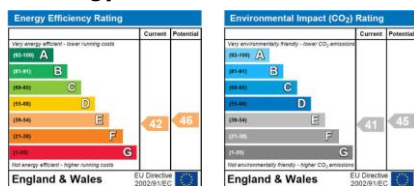
Bedroom 3.93m (12'11") max x 2.74m (9'0")

Textured ceiling and walls, leaded windows to front, radiator, built in wardrobe and cupboard, carpet flooring. Some restricted head height in this room.

Outside: Rear Garden

Pretty low maintenance paved rear garden with raised corner flowerbed, an abundance of roses and shrubs.

Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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