



Crow Hill, Broadstairs

£350,000

An exceptional and very well presented detached chalet house, located on the fringes of the chess board area, being only a short walk to Broadstairs main sandy beach, Viking Bay and the very welcoming seafront restaurants and bars.

The historic town is becoming increasingly more popular over recent years, attracting many out of area buyers due to it's romantic lure and individuality. Anyone commuting will find a mainline train station off of the High Street which offers a high speed link into London.

Broadstairs is suited for all ages, again with trendy bars and restaurants, Dickens and folk weeks and beautiful cliff top walks. It surely is a great place to live.

The accommodation flows very well with the entrance hallway on the ground floor with doors leading to the fitted kitchen with Bamboo flooring, double bedroom, downstairs Bathroom, and both reception areas with double glazed French doors leading onto the enclosed rear garden.

From the dining room you will find a staircase leading to the first floor accommodation comprising of the master bedroom with roof top and distant sea views, the third bedroom also having similar views and also off of the landing you'll enjoy a shower room with dual aspect V-Lux windows to front.

Externally there is a fair sized frontage lending off street parking for approximately four vehicles with access to the utility area at the side of the property. The rear garden offers a generous amount of privacy having well established conifer, shrub and tree borders with a brick built out house which is currently being used as a gymnasium with a separate room ideal for a study.



Entrance - Via sealed unit leaded light double glazed door to:-

Entrance Hallway

Radiator, picture rail, wood effect laminate flooring, doors to principle rooms.

Bedroom One 3.35m (11'0") x 2.84m (9'4")

Sealed unit double glazed windows to front, radiator, picture rail, wood effect laminate flooring, TV aerial lead.

Kitchen 3.23m (10'7") x 3.12m (10'3")

Range of matching wall and base units with complimentary work surfaces over, induction hob with extractor fan and hood over, stainless steel one and a half bowl sink unit and drainer, integrated double oven tower with cupboards over and under, space and plumbing for dishwasher, concealed wall mounted combination boiler, space for tall fridge freezer, radiator, spotlights to ceiling, local tiling to walls, bamboo flooring, sealed unit double glazed windows to front, sealed unit double glazed door to side lending front and rear access.

Lounge 4.52m (14'10") x 3.86m (12'8")

Sealed unit double glazed patio doors with sidelights to rear leading to decking area, coved ceiling, picture rail, radiator, TV point, wood burning fire, wood effect laminate flooring.

Bathroom 2.34m (7'8") x 2.08m (6'10")

White suite comprising 'P' shaped panelled bath with wall mounted shower over and curved splash shield, low level flush wc, 'Jack and Jill' vanity wash hand basins, chrome heated towel rail, extractor fan, spotlights to ceiling, fully tiled to walls, obscure sealed unit double glazed windows to side, vinyl flooring.



Dining Room 3.68m (12'1") x 3.28m (10'9")

Sealed unit double glazed patio doors to rear leading to decking area, picture rail, radiator, telephone point, wood effect laminate flooring, under stairs storage space, stairs to first floor accommodation.

Landing

Fitted carpet, storage cupboard, timber doors to:-

Master Bedroom 6.55m (21'6") x 3.53m (11'7")

Sealed unit double glazed windows to rear, V-Lux window to front, radiator, built in wardrobes, TV point, fitted carpet and panoramic rooftop and distant sea views.

Bedroom Three 2.97m (9'9") x 2.74m (9'0")

Sealed unit double glazed windows to rear, radiator, fitted carpet, panoramic rooftop and distant sea views.

Shower Room

Suite comprising of double shower cubicle with wall mounted shower and sliding splash door, vanity wash hand basin, low level flush wc, two chrome heated towel rails, shaver point, extractor fan, dual aspect V-Lux windows to front, tiling to walls, vinyl flooring, access to eaves storage.



Rear Garden

Raised decking area with steps leading to main area being laid to lawn, two shingled quadrants, well established conifer with mature shrub and tree borders. To the rear of the garden you will enjoy a large outbuilding that has been separated into two rooms benefiting from sealed unit double glazed windows and doors, and also having power and light. Pedestrian side access, and access to the utility room.

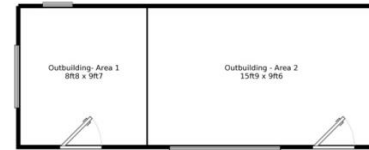
Utility

Wall and base units, sink, space and plumbing for washing machine, access to front.

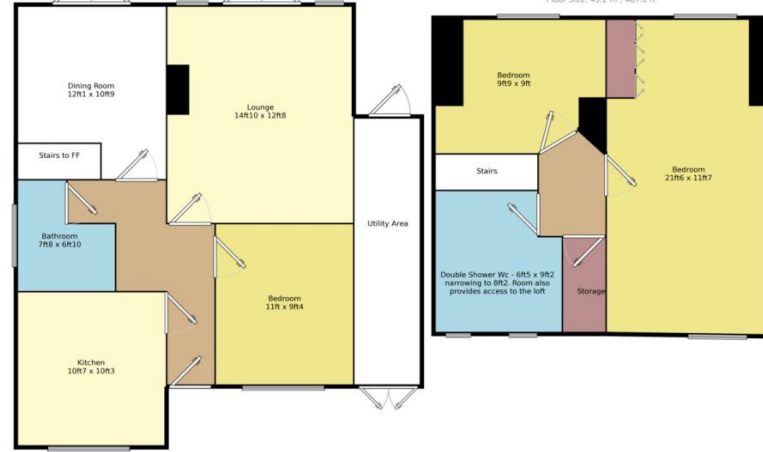
Frontage

Block paved driveway leading off street parking for approximately four vehicles.

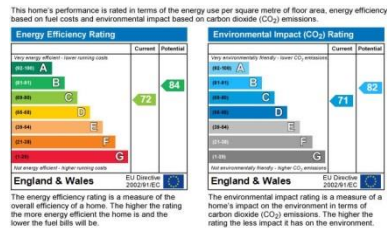
Ground Floor
Floor Size: 57.9 m² - 645.7 ft²



First Floor
Floor Size: 53.2 m² - 573.0 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.



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



01843 808088

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