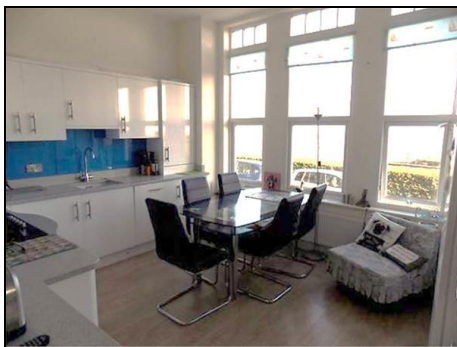




4 Carlton Lodge, Victoria Parade Broadstairs

£ 399,995



- Stunning seafront apartment
- Central Broadstairs location
- Four bedrooms
- Modern fitted kitchen / breakfast room
- Family bathroom and en-suite to master bedroom
- Ideally situated for high street and train station

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

>> DIRECT SEA VIEWS <<< Xpertagents are delighted to offer this wonderful apartment with stunning views across Viking bay, Broadstairs. This superb home is conveniently located on Victoria Parade boasting sea views from the principle rooms. If you are looking for a property in central Broadstairs this stunning property could not be in a better location. Victoria Parade is considered one of Broadstairs most sought after locations and is just minutes from the harbour with its sandy beaches, cliff top walks, eclectic mix of shops, bars and cafes and the general buzz of Broadstairs High Street.

Having been restored approximately 3 years ago this wonderful period property is now home to 12 beautiful apartments The property offers fantastic accommodation situated over two floors and boasts, three bedrooms, fully fitted kitchen, lounge, family bathroom on the upper ground floor and en-suite to the master bedroom on the lower ground floor.

There is also allocated parking for one vehicle and a communal garden to the rear. Other benefits include double glazing, gas fired central heating and contemporary decor throughout.

To book a viewing, contact xpertagents on: 01843 808088.

Accommodation

Main entrance via secure entry phone.

Communal entrance hall, stair case leading to all levels.

Personal front door to;

Entrance hall with doors to principle rooms, staircase to lower level accommodation, radiator door to shower room / Wet room.

Shower room / Wet room

Shower, low level W.C, vanity wash hand basin.

Kitchen / Breakfast room 4' x 11' 7" (4.27m x 3.53m)

Spectacular sea views and views across Viking Bay via three UPVC double glazed windows to front. Bespoke fitted smallbone kitchen with range of matching white high and low level units, blue glass splash back, marble effect work surface, integrated oven and gas hob, integrated dishwasher, space for fridge, space for freezer, radiator, space for dining table and chairs.

Lounge

23' x 14' 7" (7.01m x 4.44m) into bay

Dual aspect with UPVC bay window to front with sea views, two UPVC windows to side, radiator.

Bedroom two

13' 5" x 10' (4.09m x 3.05m) UPVC double glazed window to side, radiator.

Bedroom three

Bathroom

9' x 6' (2.74m x 1.83m) Bath with shower above, low level flush W.C, vanity sink unit, under stairs storage cupboard, towel radiator

Inner hall

Additional storage in the downstairs hall from double cupboards currently housing washing machine and tumble dryer.

Master Bedroom

17' 6" x 14' (5.33m x 4.27m) maximum measurements, UPVC double glazed bay window to front, UPVC double glazed window to side, radiator, door leading to;

En suite.

Outside

The property comes with a designated parking bay.

Communal garden area.

