

**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



## **Astor Road, Reading Street, Broadstairs**



- 17th Century Character Property
- Highly Sought After Location
- Secluded Rear Garden

- Ample Off Street Parking
- Inglenook Fireplace
- Walking Distance of Beaches and Town

**£ 325,000**

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 delightful Grade II Listed flint and brick cottage has a wealth of charm and character. Ideally positioned for 'The Swan Pub', St. Andrews Church and North Foreland Golf Course, it is also within walking distance of some of the best local beaches and Broadstairs Town Centre. The accommodation is split over three floors offering excellent living space on the ground floor.

The heavily beamed lounge lends itself to cosy nights in front of the Inglenook style fireplace and the separate dining room leads to the kitchen and conservatory overlooking the rear gardens. On the first floor there are two good sized bedrooms and a large, recently refurbished bathroom.

A separate 'secret' staircase leads to a spacious attic bedroom on the second floor suitable for those visiting guests. A pretty, flint walled cottage garden to the front reflects the full charm of what this 17th Century property offers within, and the secluded rear garden is by no means a disappointment with access to off street parking for at least three cars. Early viewing is highly recommended.

### Entrance

Georgian glazed door to entrance hall.

### Entrance Hall

Under stairs recess, stairs to the first floor, meter cupboard, radiator, doors

### Lounge 4.14m (13'7") x 3.99m (13'1")

Double aspect with windows to the front and sides, feature Inglenook fireplace with tiled hearth and exposed brick side, under stairs storage cupboard, secret staircase to the main bedroom and a trap door to cellar, heavily beamed ceiling, radiator.

### Dining Room 4.09m (13'5") x 3.73m (12'3")

Window to side, radiator, coving, French doors into conservatory and door to:

### Kitchen 3.61m (11'10") x 2.24m (7'4")

Comprising inset single bowl sink unit with a drainer unit with mixer tap, roll edged work surfaces, integrated ceramic induction hob, double oven and grill below, extractor over, integrated fridge freezer, space and plumbing for washing machine, breakfast bar, part tiled walls, radiator, tiled floor, coving, windows to the rear, door to the rear gardens.

### Conservatory 2.77m (9'1") x 2.62m (8'7")

Wooden and double glazed Victorian style construction, radiator, French doors to the rear garden.

### Staircase to First Floor

### Landing

Galleried with sash window to the side, split level & doors to:

### Bedroom One 4.32m (14'2") x 4.11m (13'6")

Double aspect with windows to the front and side, feature exposed chimney breast with a boarded fireplace, radiator, secret staircase to the living room and attic room.

### Bedroom Two 3.76m (12'4") x 3.66m (12'0")

Sash window to the side, radiator.

### Bathroom 3.73m (12'3") x 2.77m (9'1")

Four piece suite comprising roll top ball and claw bath with antique style and mixer tap, fully tiled corner shower cubicle with gas mains shower, pedestal wash hand basin, high level cistern WC, boiler cupboard housing wall mounted gas fired combination boiler for domestic hot water and gas fired central heating, chrome towel radiator, extractor, wood effect vinyl flooring, sash window to the rear.



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**Second Floor**

**Bedroom Three** 4.57m (15'0") x 2.49m (8'2")  
Eaves aspect bedroom with window to the rear.

**Rear Garden**

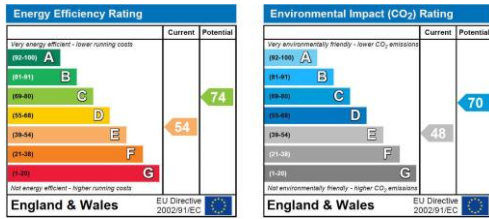
Secluded shingle seating area, raised lawn area, flowerbeds, timber garden shed, outside WC, rear and side gated access to off street parking walled perimeters with flint panels.

**Front Garden**

Flint walled frontage & shingled.



**Energy Performance Certificate**



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