



FOR SALE
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123 Ramsgate Road, Broadstairs. £325,000

Viewing by appointment. Call 01843 808088

This wonderful family home is located in the sought after town of Broadstairs. Situated close to schools, bus routes and local amenities this classic family home is within easy reach of the town centre, train station, seafront and Westwood Cross Shopping Centre.

Accommodation comprises; large family lounge, downstairs cloakroom and a dining room which interconnects to the beautiful fitted oak kitchen/breakfast room.

On the first floor there are four double bedrooms and a family bathroom.

To the rear there is an enclosed lawned garden with a raised decked area and well established shrubs and flower borders. To the front there is a driveway leading to a garage.



Ground floor;

Porch - Double glazed door into porch leading to:

Entrance Hall

Double glazed front door with matching sidelight into hallway. Ceramic tiled floor, radiator, inset lighting, telephone point and doors leading to:

Cloakroom

Ceramic tiled floor, radiator, double glazed window to side, low level wc and wash hand basin.

Lounge 4.42m (14' 6") x 3.81m (12' 6") Fitted carpet, radiator, double glazed window to front, feature open fireplace, tv and telephone points, glazed French windows into:

Dining Room 3.81m (12' 6") x 3.81m (12' 6")

Laminated wooden floor, radiator, large patio windows onto rear garden. Glazed door into:

Kitchen 4.11m (13' 6") x 3.03m (9' 11")

Solid oak fitted kitchen incorporating inset butler sink and mixer taps, integral fridge/freezer, dishwasher, Rangemaster cooker with extractor fan and cupboard housing boiler. Ceramic tiled floor, radiator, double glazed window overlooking garden and door leading to side access of the house and rear garden.



Landing

Fitted carpets to stairs and landing, radiator and double glazed window. Doors leading to all first floor rooms:

Bedroom One 4.42m (14' 6") x 3.81m (12' 6")

Fitted carpet, radiator, double glazed window to front, tv point.

Bedroom Two 4.06m (13' 4") x 3.40m (11' 2")

Fitted carpet, radiator, double glazed window to front, tv point.

Bedroom Three 3.81m (12' 6") x 2.95m (9' 8")

Fitted carpet, radiator, double glazed window to rear, tv point.

Bedroom Four 3.03m (9' 11") x 2.90m (9' 6")

Fitted carpet, radiator, double glazed window to rear, tv point and cupboard housing hot water tank.

Bathroom

Double glazed window to rear, ceramic tiled floor, heated towel rail, matching white bathroom suite comprising bath with glass screen and shower over, low level wc, wash hand basin, extractor fan and fully tiled walls.

Front Garden

Hard landscaped frontage with shrub borders and off street parking.

Rear Garden

Laid to lawn with flower beds and borders, patio, shed, raised decking, tap, outside lighting and side access.

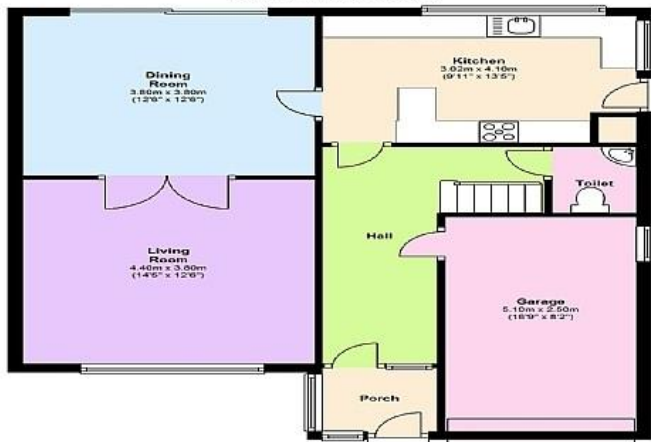
Garage 5.03m (16' 6") x 2.49m (8' 2")

Metal up and over door, single drainer and stainless steel sink unit with mixer taps, space and plumbing for washing machine and tumble dryer, light and power, meters and consumer unit.

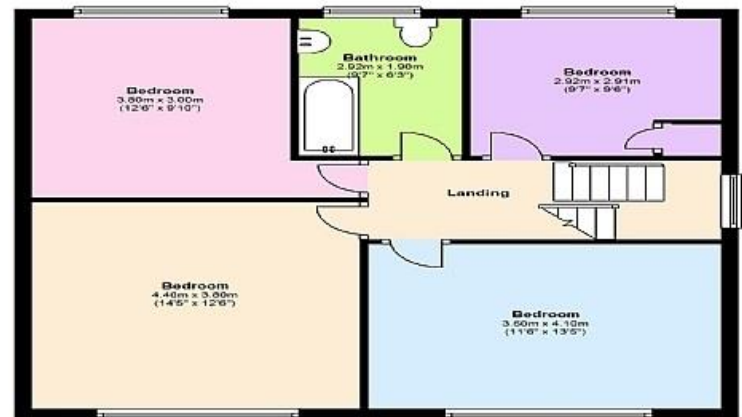




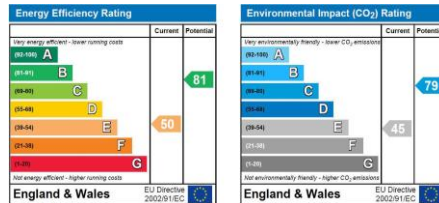
Ground Floor
Approx. 70.3 sq. metres (757.2 sq. feet)



First Floor
Approx. 64.1 sq. metres (693.7 sq. feet)



Energy Performance Certificate



Total area: approx. 134.4 sq. metres (1446.8 sq. feet)
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