



Carlton Lodge, Victoria Parade Broadstairs

£ 350,000



- Stunning seafront apartment
- Central Broadstairs location
- Four bedrooms
- Modern fitted kitchen / breakfast room
- Double glazed and gas central heating

- Family bathroom and en-suite to master bedroom
- Ideally situated for high street and train station
- Allocated parking

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.

Xpertagents are delighted to offer this wonderful four bedroom home 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, four 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.

### Ground floor

Communal entrance via security entry phone.

Large communal entrance hall.

Main entrance.

Hallway: door leading to principle rooms, staircase leading to lower ground floor.

Lounge: 15' 3" x 16' 11" (4.65m x 5.16m )

Kitchen / Diner: 15' 7" x 14' 2" (4.75m x 4.32m )

Bedroom: 14' 1" x 10' 7" (4.29m x 3.23m )

Bedroom: 13' 1" x 11' 0" (3.99m x 3.35m )

Bedroom: 9' 10" x 7' 6" (3m x 2.29m )

Bathroom / WC: 10' 9" x 5' 9" (3.28m x 1.75m )

Utility Room: 4' 5" x 4' 1" (1.35m x 1.24m )



### Lower ground floor

Inner hallway with open plan under stairs storage area, door leading to;

Master Bedroom 13' 4" x 14' 6" (4.06m x 4.42m )

En-Suite Shower / WC 10' 6" x 3' 10" (3.2m x 1.17m )

### Outside

Communal garden.

Allocated parking bay.



### Energy Performance Certificate

