



20 Albion Street, Broadstairs

£ 900,000



- Grade II listed town house
- Three/Four bedrooms
- Sea views over Viking Bay

- Central Location
- Chain Free
- Create your dream home!

USE YOUR IMAGINATION AND YOU COULD CREATE A DREAM HOME BY THE SEA.

Rarely does an opportunity come along to purchase a property in one of Broadstairs most sought after locations such as this. Awaiting the right buyer is the chance to create a dream home by the sea in the heart of historical Broadstairs overlooking the harbour and sandy beaches. Located within the conservation area, this Grade II listed property offers stunning views on nearly every level and is situated in the heart of the town and backs onto the Parade. Just enough restoration has taken place for you to continue and place your own stamp on this wonderful seaside home.

We therefore recommend booking a viewing as soon as possible.

There is plenty of room in this property which is set over three stories and offers versatile accommodation. As soon as you walk through the front door you can imagine the potential as you enter a large reception room which measures in excess of 36 ft. A feature centre staircase leads to the lower and upper floors and large bay window overlooks the garden, parade and the harbour. The main reception room also lends itself to the option of having a door leading out onto a private terrace. The garden is a very generous size for a property in the centre of town and can be accessed by the lower level and the rear of the property via the Parade. One option maybe an open plan kitchen on the lower level with bi-folding doors leading out to the rear garden. On the first floor there are two bedrooms, the master being rear aspect with stunning views across the bay, and harbour. A part finished en-suite leads off of the master bedroom and completes the first floor.

The centre staircase then continues to the second floor and landing area. Two further bedrooms are on this level, one front aspect and the other to the rear, this bedroom also boasts stunning sea views. A Jack and Jill en-suite shower room is ready to be completed in any style you desire. Although incomplete there has been substantial work already carried out to the property including, plumbing, electrical work, a number of new sash windows and new walls and ceilings on the first and second floors.

>>> DRAFT DETAILS <<<

Due to the location of this property we anticipate early interest.

Ground floor.

Entrance

Reception 11.00m (36'1") x 5.11m (16'9")

Lower ground floor

Kitchen / diner 6.50m (21'4") x 5.11m (16'9")

Reception 4.70m (15'5") x 5.11m (16'9")

First floor

Landing

Master bedroom 5.18m (17'0") x 5.11m (16'9")

en-suite 3.66m (12'0") x 2.29m (7'6")

Bedroom four 3.66m (12'0") x 2.29m (7'6")

Second floor

Landing

Bedroom two 5.11m (16'9") x 3.81m (12'6")

Bedroom three 5.11m (16'9") x 3.81m (12'6")

en-suite shower room

Garden 14.33m (47'0") x 6.71m (22'0")



Energy Performance Certificate To follow