

Terence Painter

ESTATE AGENTS

- Detached Chalet Bungalow
- Four Bedrooms
- Stunning 97' Rear Garden
- Off Road Parking for Multiple Vehicles
- Utility Room
- 25'10 Lounge/Diner
- Spacious & Airy Living Accommodation Throughout
- Garden Room & Outbuilding/Workshop
- Close to Town & All Local Amenities
- Sought After Area



8 Park Avenue, Broadstairs, Kent. CT102EY.

£620,000

Beautifully presented and spacious four bedroom detached chalet bungalow with 97' rear garden, in the sought after Park Avenue!

This lovely family home has been much loved by the current vendors who have lived there for in excess of 50 years and offers an abundance of space both inside and out. Internally on the ground floor this property benefits from a welcoming entrance hallway, 25'10 triple aspect lounge/diner, kitchen with integrated appliances, utility room with a w.c, three bedrooms and a family shower room. Upstairs there is a fourth bedroom with an en-suite shower room.

Externally this home features a 97' landscaped and beautifully appointed rear garden, with a wide range shrubs, hedging and trees giving the garden a tranquil and serene feel. There is also a greenhouse and a garden room. The front of the property benefits from its curb appeal and its off-street parking for multiple vehicles, there is an outbuilding that was a former garage that is now a workshop/multi-purpose room.

Located in the sought after Park Avenue and within a five minutes drive of Broadstairs Station, Viking Bay and the vibrant Ramsgate Harbour. It is within a one miles radius of, schools, town amenities, bars and restaurants.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing now!

INTERNAL

Entrance Hallway

6.67m x 1.33m (21' 11" x 4' 4") Entrance into the property is gained via a wooden front door. The entrance hallway has a double glazed full-length window to the front, a glazed frosted skylight, storage cupboard, featured wooden beams, radiator and tiled flooring. There is also a staircase to the first floor.

Lounge/Diner

7.89m x 4.31m (25' 11" x 14' 2") The triple aspect lounge/diner is a beautiful family room and benefits from four double glazed windows, one to the front, two to the side and one to the rear. It also has double glazed sliding doors out to the rear garden. There is a log burner inset to the wall, vaulted ceilings with feature wooden beams, radiator and tiled flooring.

Kitchen

5.19m x 3.29m (17' 0" x 10' 10") Double aspect kitchen with a double glazed bay window to the rear and two small double glazed windows to the side. There are high and low level fitted units, integrated dishwasher and electric oven, gas hob and stainless steel sink unit inset to countertops, feature wooden beams, serving hatch, radiator, localised wall tiling and tiled flooring.

Utility Room

3.64m x 2.19m (11' 11" x 7' 2") Double glazed window to the side, high and low level units, space for washing machine and dryer, stainless steel sink unit inset to countertops, low level w.c, localised wall tiling and tiled flooring.

Principal Bedroom

5.02m x 3.64m (16' 6" x 11' 11") The principal bedroom features a double glazed bay window to the front and a double glazed window to the side, radiator and carpeted flooring.

Bedroom Two

3.42m x 3.06m (11' 3" x 10' 0") There is a double glazed window to the side, fitted wardrobes, radiator and wood effect flooring.

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Bedroom Three

3.00m x 2.77m (9' 10" x 9' 1") There is a double glazed window to the front, radiator and wood effect flooring.

Family Shower-Room

2.37m x 2.27m (7' 9" x 7' 5") There are three double glazed frosted windows to the side, walk-in shower, low level w.c, chrome ladder style radiator, tiled walls and vinyl flooring.

First Floor

Bedroom Four

4.74m x 2.72m (15' 7" x 8' 11") Bedroom four has a double glazed window to the side, storage cupboard, vaulted ceiling, radiator and wood effect flooring.

En-Suite Bathroom

2.29m x 1.66m (7' 6" x 5' 5") There is a double glazed Velux window to the side, panelled bath with glass screen and shower attachment, low level w.c, wash hand basin, tiled walls and wood effect flooring.

EXTERNAL

Rear Garden

29.74m x 16.09m (97' 7" x 52' 9") One of this homes main features is its stunning 97' rear garden with a huge lawned area and an abundance of shrubs and planting throughout.

Garden Room

6.62m x 2.34m (21' 9" x 7' 8") Conservatory style garden room, with brick foundation and glazed surround. Storage units and hardstanding flooring.

Front Garden

The front of the property benefits from its lovely curb appeal with a driveway providing off-street parking for multiple vehicles. There is a paved walkway from the parking area to the front of the property and to the side access gate.

Outbuilding/Workshop

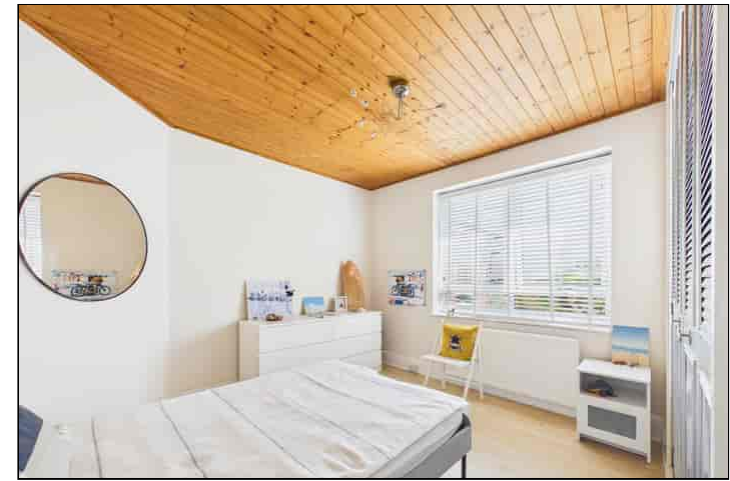
4.79m x 2.44m (15' 9" x 8' 0") Converted garage with double glazed frosted windows to the front and rear, access is gained via a UPVC frosted glazed door. There is power, downlights and wood effect flooring.

Council Tax Band - F.



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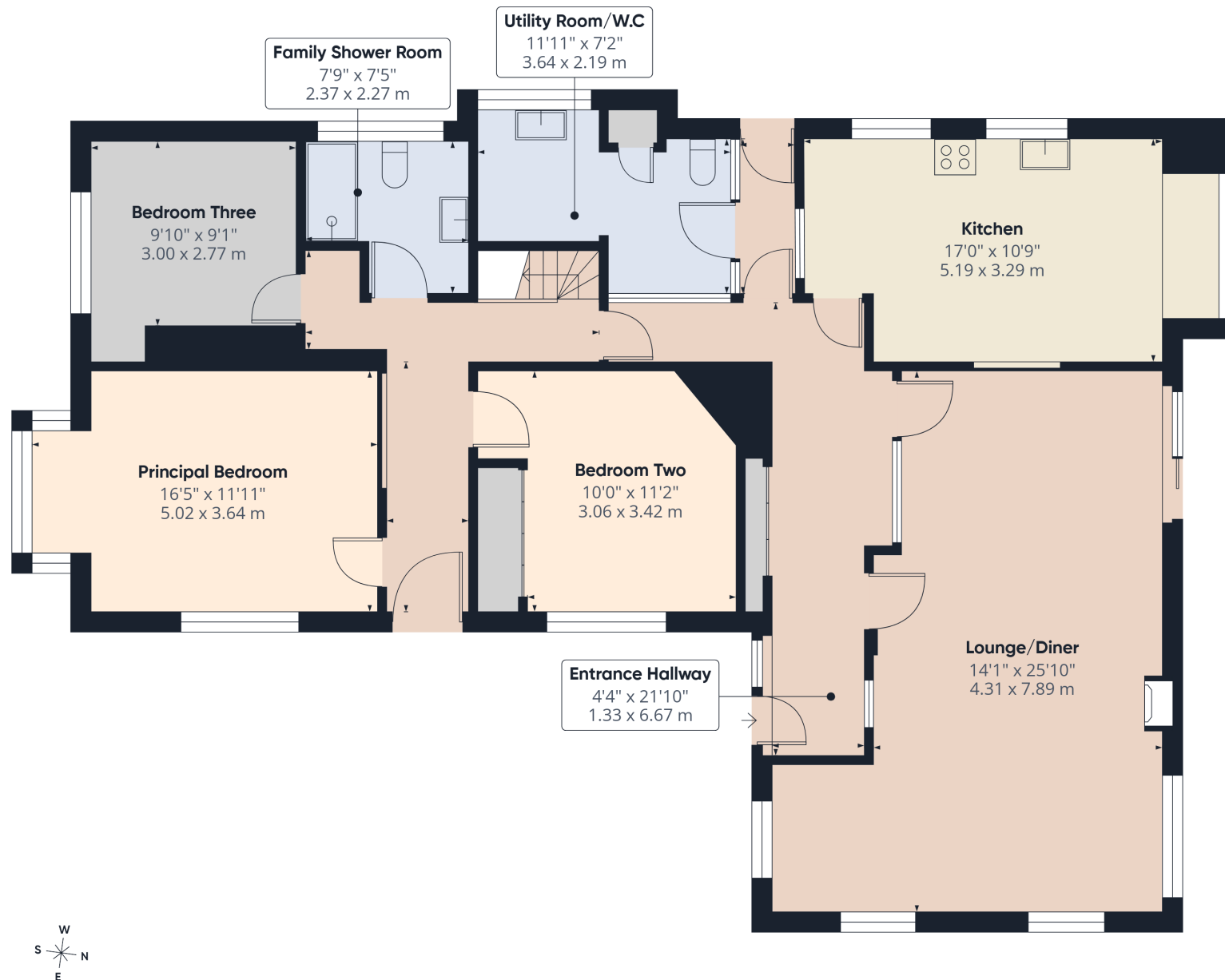


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

Approximate total area⁽¹⁾

1414 ft²
131.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
1897 ft²
176 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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