





Terence Painter
ESTATE AGENTS

- Detached Coastal Bungalow
- Two Double Bedrooms
- En-suite W.C to the Principle Bedroom
- No Forward Chain
- Shower Room
- Lounge
- Large Conservatory/Reception Area
- Relatively Low Maintenance Paved Rear Garden
- Located Within Yards Of Botany Bay Beach & Cliff Top Walks
- Detached Garage & Driveway
- Well Appointed Kitchen

101 Percy Avenue, Broadstairs, Kent. CT10 3LD.

Freehold £420,000

Offered to the market with no onward chain, this delightful coastal two-bedroom detached bungalow has been lovingly maintained by its current owners and is presented in turnkey condition throughout.

The deceptively spacious accommodation comprises an entrance porch, welcoming entrance hall, two generously sized double bedrooms with an en-suite W.C to the principle bedroom, a comfortable lounge, a well-appointed fitted kitchen, shower room, and an impressive conservatory spanning the full width of the property. Currently used as a bright and spacious day room, the conservatory offers ample space for both a second seating area and a dining table, creating a versatile living environment. Double-glazed windows and French doors provide lovely views of, and direct access to, the rear garden.

The predominantly paved rear garden has been thoughtfully landscaped for ease of maintenance, while still offering an attractive setting with a variety of mature hedges and shrubs. Further benefits include a detached garage and a driveway, providing ample off-road parking. Ideally situated on the ever-popular Percy Avenue in the heart of Kingsgate, this charming home is within half a mile of local shops, restaurants, and pubs. The picturesque cliff-top lawns and stunning sandy beach at Botany Bay are just a short stroll away, while Broadstairs town centre and the mainline railway station, offering high-speed services to London St Pancras, are approximately two and a half miles away.

A fantastic opportunity to acquire a superb chain-free home in a sought-after coastal location. Call 01843 866866 today to arrange your viewing appointment.

The Bungalow

Entrance

The property is accessed via a UPVC front door to the entrance porch.

Entrance Porch

1.40m x 1.30m (4' 7" x 4' 3") There is carpet flooring and a glazed wooden door to the entrance hall.

Entrance Hall

This inviting and generous size entrance hall features two built in storage cupboards, loft hatch, dado rails, radiator and carpet flooring.

Bedroom One

4.65m x 3.52m (15' 3" x 11' 7") There is a double glazed bay window to the front of the property and a double glazed window to the side. This room boasts a sliding door to the en-suite w.c, built in wardrobes, radiator and carpet flooring.

En-Suite W.C

There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin inset to a vanity unit with a fitted illuminated mirror over, tiled walls to dado level and carpet flooring.

Bedroom Two

3.59m x 2.93m (11' 9" x 9' 7") There is a double glazed window to the front of the property, radiator and carpet flooring.

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Shower Room

1.82m x 1.68m (6' 0" x 5' 6") This room features an open wet room style shower cubicle, low level w.c, wash hand basin inset to a vanity unit with a fitted illuminated mirror over, column style towel radiator, frosted double glazed window to the side, extractor, tiled walls and vinyl flooring.

Lounge

4.89m x 4.36m (16' 1" x 14' 4") There are double glazed sliding doors to the conservatory, two high level double glazed windows to the side of the property, feature fireplace, media points, two radiators and carpet flooring.

Kitchen/Breakfast Room

3.60m x 3.60m (11' 10" x 11' 10") This well appointed kitchen/breakfast room features an extensive range of fitted wall, base and drawer units with an integrated dishwasher, electric oven/grill, and a ceramic hob with an extractor hood over. There is space and plumbing for low level fridge and seperate fridge/freezer, stainless steel sink unit inset to roll top worksurfaces with a small breakfast bar area, feature lighting, localised wall tiling, radiator, built in cupboard and vinyl flooring. There is a double glazed window to the side of the property and a double glazed door to the rear which provides access to the conservatory.

Conservatory

7.42m x 3.55m (24' 4" x 11' 8") Accessible from both the lounge and the kitchen/breakfast room, this generously proportioned conservatory provides an excellent additional open-plan living space. Currently arranged as a second sitting room, it offers ample room for a comfortable seating area, television, and a dining table with chairs. Enjoying pleasant views over and direct access to the beautifully maintained rear garden, the conservatory benefits from radiators, wall lighting, and carpeted flooring, creating a bright and inviting space that can be enjoyed throughout the year.

Exterior

Rear Garden

20.80m x 11.50m (68' 3" x 37' 9") This well maintained garden is mainly laid to lawn with a wide range of mature hedges, trees and shrubs. To the rear of the garden is a greenhouse and raised produce beds. There is a side access gate, door to the garage.

Detached Garage & Double Tandem Driveway

4.28m x 2.44m (14' 1" x 8' 0") There is a driveway to the font and side of the property which leads to the detached garage which has a remote activated door to the front, door to the garden, lighting and power points.

Council Tax Band

The council Tax Band is D.

Agents Note

Anti Money-Laundering Checks

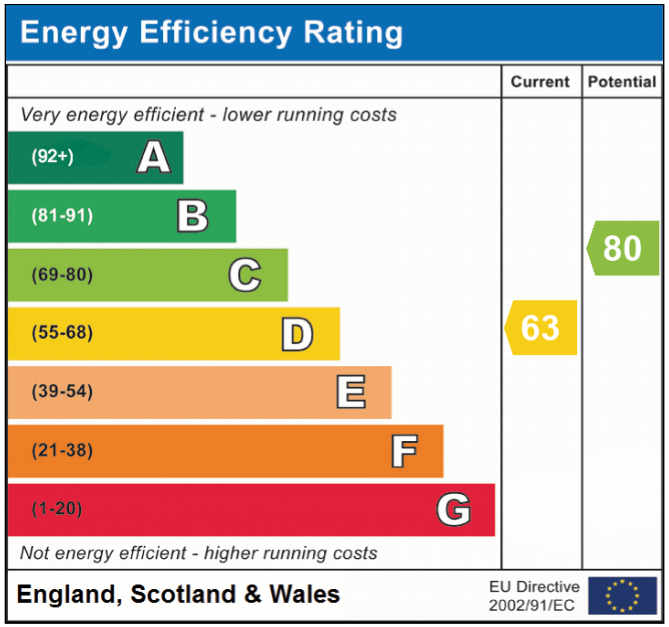
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

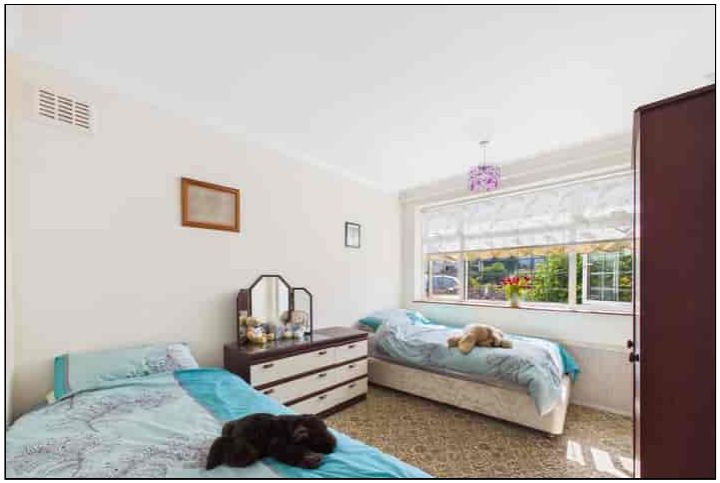












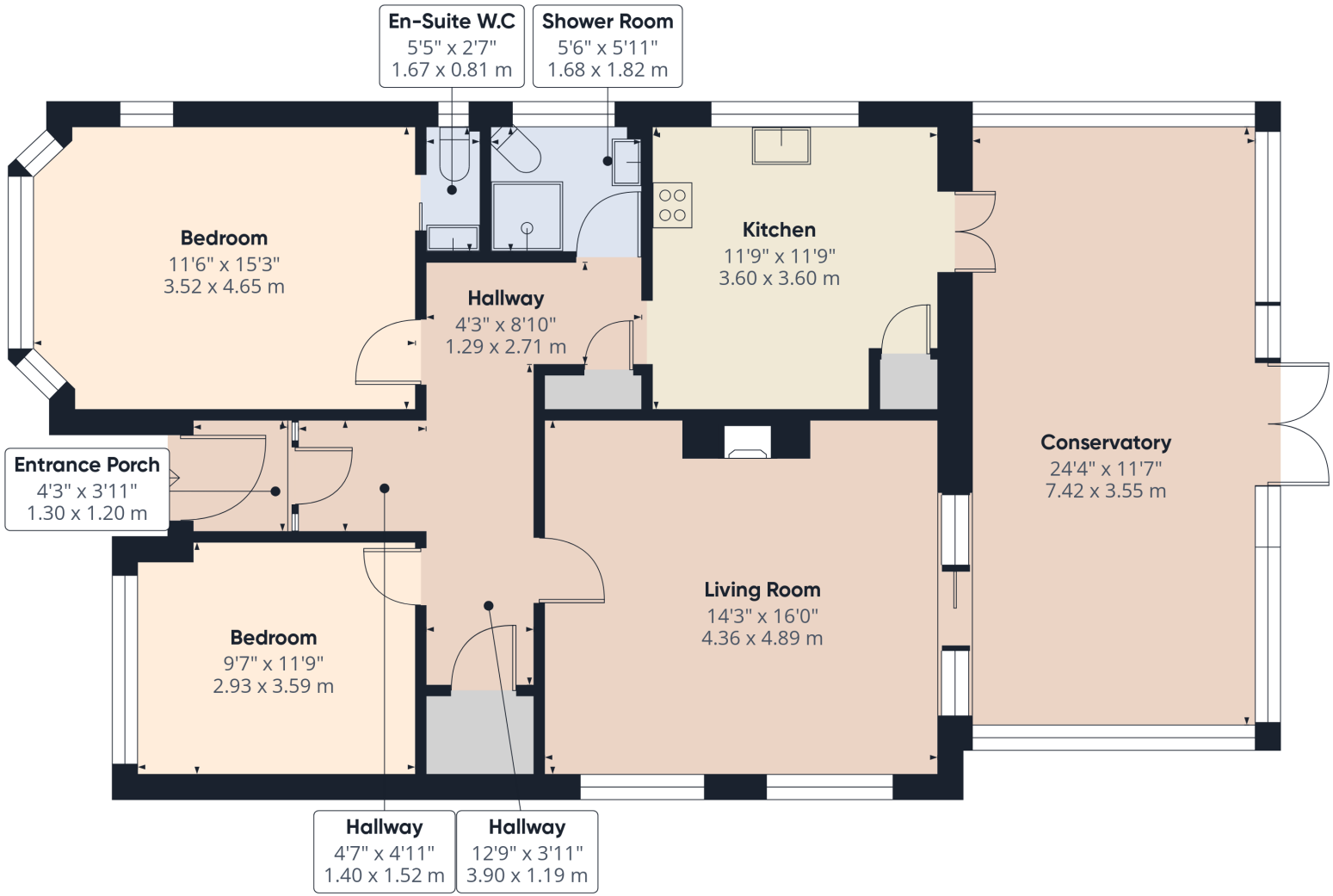




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

Approximate total area(1)

1152 ft²

107.2 m²

(1) Excluding balconies and terraces

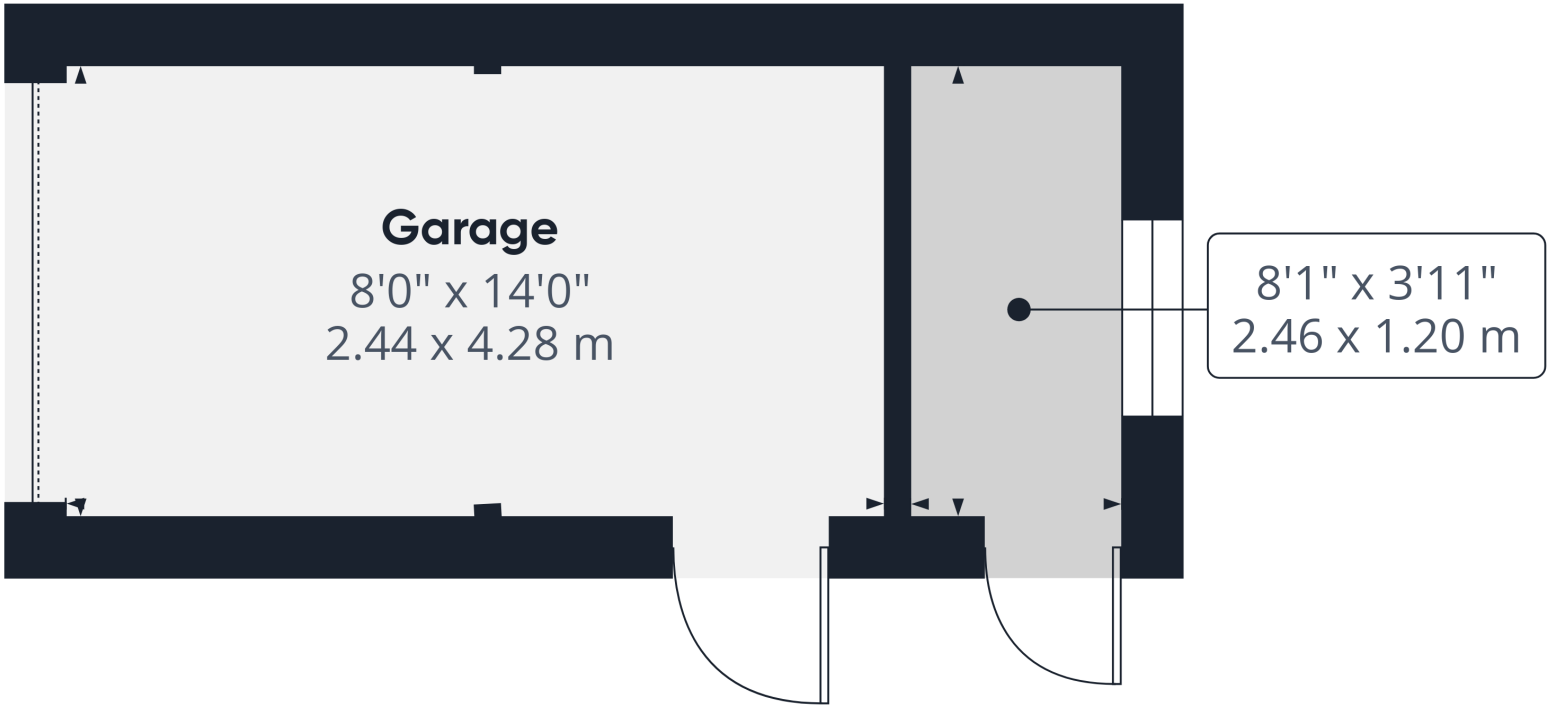
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)

147 ft²

13.7 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2

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