





Terence Painter
ESTATE AGENTS

- No Forward Chain!
- Semi - Detached House
- Three Bedrooms
- 23'11" Lounge/Diner
- Easterly Facing Rear Garden
- Two W.C's
- Perfect Family Home
- Close to Schools, Town & Train Station

19 Crawford Road, Broadstairs, Kent. CT102BB.

Freehold £315,000

Offered to the market with no onward chain, this spacious three-bedroom semi-detached family home occupies a highly convenient central location, ideally positioned close to well-regarded schools, the town centre and the train station.

Internally, the property offers well-proportioned and versatile accommodation throughout. A welcoming entrance hallway leads to a bright and airy dual-aspect lounge/dining room measuring an impressive 23'11", creating an excellent space for both relaxing and entertaining. The ground floor also benefits from a fitted kitchen and a convenient downstairs W.C.

To the first floor, there are two generous double bedrooms, a comfortable single bedroom, a modern shower room and a separate W.C.

Externally, the property enjoys a modest frontage which, subject to the necessary planning permissions, offers potential for the creation of off-street parking. To the rear, the easterly-facing garden provides an attractive outdoor space, featuring a substantial lawn bordered by mature hedging and shrubs, along with a patio seating area directly behind the property.

Situated within a highly sought-after catchment area, the home is perfectly placed for easy access to local amenities, highly regarded schools and excellent transport links. The town centre is within walking distance and offers a wide selection of shops, cafés, restaurants and everyday conveniences. In addition, the picturesque cliff-top walks and the sandy beaches of Viking Bay are located within approximately one mile of the property.

Overall, this charming home presents an excellent opportunity for families, first-time buyers or those looking to put their own stamp on a property in a prime location.

To arrange your viewing, please contact Terence Painter Estate Agents on 01843 866 866.

INTERNAL

Entrance Hallway

3.37m x 1.69m (11' 1" x 5' 7") Entrance into the property is gained via a UPVC door. The entrance hallway has a frosted double glazed window to the front, understairs storage cupboard, radiator and carpeted flooring.

Lounge/Diner

7.30m x 3.64m (23' 11" x 11' 11") The lounge/diner benefits from being double aspect with a double glazed bay window to the front and double glazed French doors to the rear garden. There is a feature brick fireplace, two radiators and carpeted flooring.

Kitchen

3.05m x 1.97m (10' 0" x 6' 6") The kitchen has a double glazed window to the rear overlooking the garden, a double glazed frosted door to the garden, high and low level kitchen units, storage cupboard, radiator, localised splashback tiling and tiled flooring.

W.C.

1.24m x 0.78m (4' 1" x 2' 7") There is a low level w.c and extractor fan.

Landing

3.00m x 1.00m (9' 10" x 3' 3") Carpeted stairs leading up to the landing, there is a double glazed window to the side and a loft hatch.

Principal Bedroom

3.98m x 3.35m (13' 1" x 11' 0") The principal bedroom has a double glazed bay window to the front, radiator and carpeted flooring.

Bedroom Two

3.26m x 2.98m (10' 8" x 9' 9") Bedroom two has a double glazed window to the rear, built-in storage cupboard, radiator and carpeted flooring.

Bedroom Three

2.11m x 1.99m (6' 11" x 6' 6") Bedroom three has a double glazed window to the front, radiator and carpeted flooring.

Shower Room

1.98m x 1.36m (6' 6" x 4' 6") The shower room features a double glazed frosted window to the rear, wash hand basin, two radiators, walk-in shower cubicle and partly tiled walls.

W.C.

1.09m x 0.92m (3' 7" x 3' 0") Double glazed frosted window to the side and low level w.c.

EXTERNAL

Front Garden

The front of the property has an ample amount of hardstanding and a fence with a gate to enter, this can be turned into a driveway for off-street parking. Subject to planning, this may be turned into off-street parking.

Rear Garden

Immediately to the rear of the property there is a patioed seating area. There is a a large lawned area with mature shrubbery and hedging.

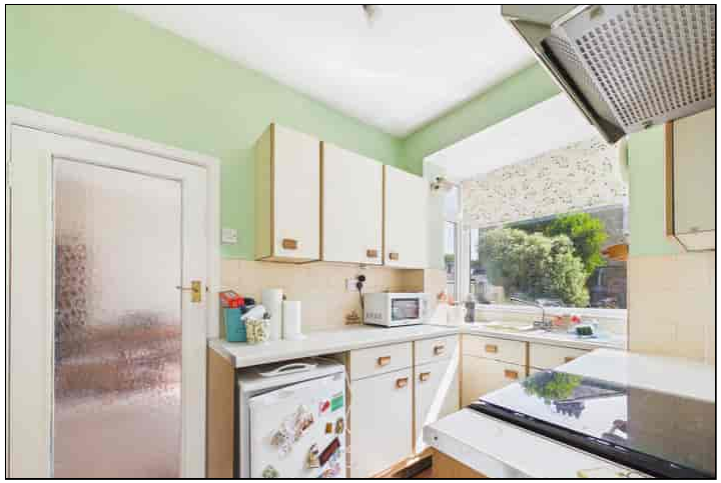
Council Tax Band - C.

Anti Money Laundering Checks

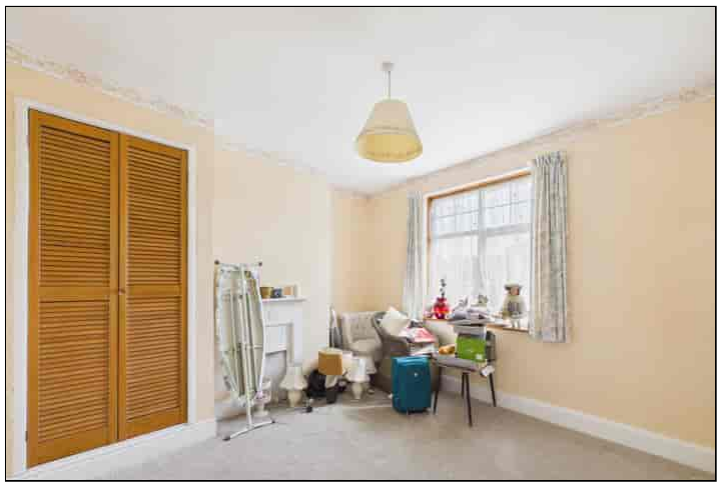
Anti Money-Laundering Checks

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

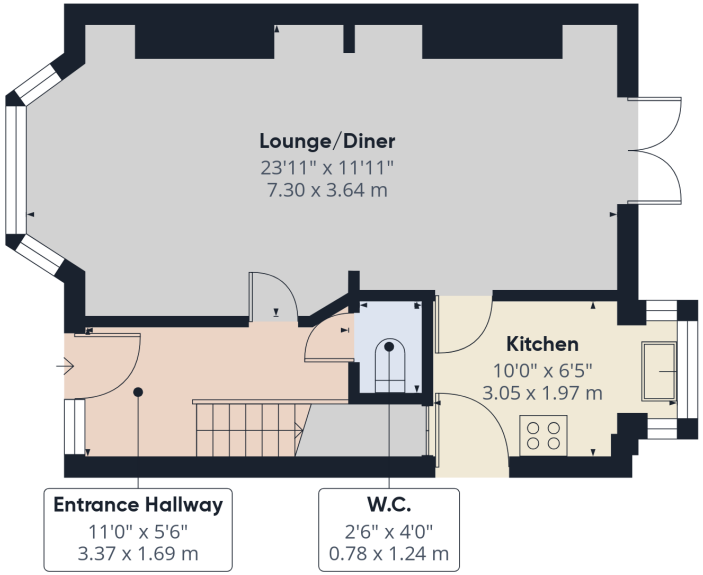
TERENCE PAINTER.

Email: **sales@terencepainter.co.uk**

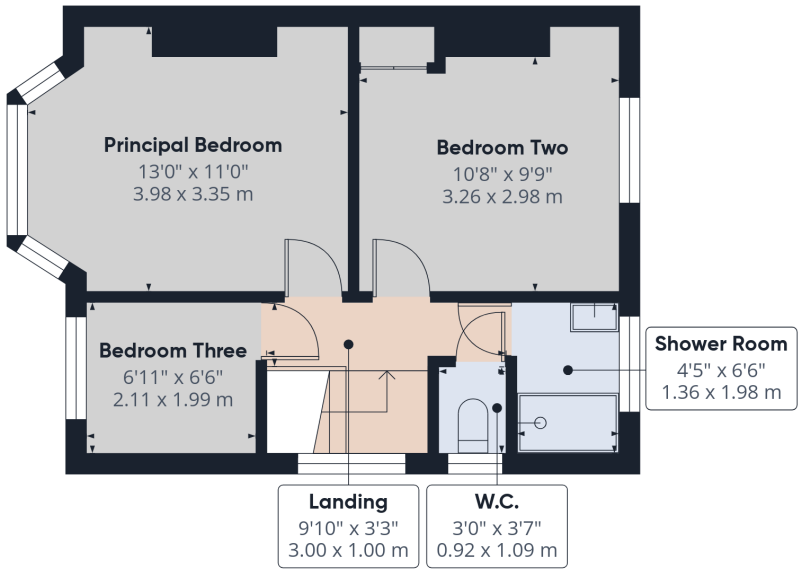
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor





Floor 1

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Approximate total area(1)

760 ft²

70.7 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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