





Terence Painter
ESTATE AGENTS

- No Forward Chain!
- Semi-Detached House
- Three Bedrooms
- South Facing Rear Garden
- Perfect Family Home
- Open Plan Lounge/Dining Room/Kitchen
- Two Bathrooms
- Close to School, Town & Train Station

1 Walmsley Road, Broadstairs, Kent. CT102BH.

Freehold £325,000

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 this property benefits from a welcoming entrance hallway, a lovely open plan lounge/dining room, kitchen with a glazed door out to the sunroom and utility room/shower room. Upstairs there are three bedrooms and a family bathroom.

Externally the rear of the property offers a south facing rear garden, patio seating area and a garden shed. The front of the property has a well presented front garden and offers a nice curb appeal.

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

3.58m x 1.64m (11' 9" x 5' 5") Entrance into the property is gained via a wooden frosted glazed door. The entrance hallway has a carpeted staircase, understairs storage cupboard, radiator and carpeted flooring.

Lounge/Dining Room

4.55m x 3.31m (14' 11" x 10' 10") The lounge/diner benefits from a large double glazed bay window to the front, feature open fireplace, three radiators and carpeted flooring.

Kitchen

5.09m x 2.54m (16' 8" x 8' 4") The kitchen is open to the lounge/dining room and has a double glazed window to the rear, high and low level kitchen units, integrated electric oven with gas hob inset to countertop and extractor fan over, stainless steel sink unit inset to countertop, space and plumbing for dishwasher and fridge-freezer and tiled flooring.

Sunroom

3.38m x 3.18m (11' 1" x 10' 5") The sunroom extension has a wooden glazed door and double glazed window to the rear garden, radiator and tiled flooring. There is also a door to the utility room/shower room.

Utility Room/Shower Room

2.92m x 1.45m (9' 7" x 4' 9") Double glazed frosted window to the rear and to the side, space and plumbing for washing machine, stainless steel sink unit inset to countertop, gas fired boiler, shower cubicle with glass screen, low level w.c and tiled flooring.

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Landing

2.21m x 0.90m (7' 3" x 2' 11") Carpeted staircase to the first floor, the landing is also carpeted and has a loft hatch.

Principle Bedroom

3.64m x 2.48m (11' 11" x 8' 2") There is a double glazed window to the rear, feature fireplace, radiator and carpeted flooring.

Bedroom Two

3.32m x 2.63m (10' 11" x 8' 8") Double glazed window to the front, a range of fitted wardrobes, radiator and carpeted flooring.

Bedroom Three

2.55m x 2.09m (8' 4" x 6' 10") Double glazed window to the rear, radiator and carpeted flooring.

Bathroom

2.00m x 1.69m (6' 7" x 5' 7") There is a double glazed frosted window to the front, panelled bath with shower attachment and glass screen, chrome ladder style radiator, low level w.c, wash hand basin, tiled walls and flooring.

EXTERNAL

Rear Garden

The south facing rear garden benefits from a patioed seating area directly to the rear of the property, shingled walkway to the back of the garden with shrubs and a good sized garden shed.

Front Garden

The front of the property benefits from a wooden gate and a brick walled border, there is a tiled walkway to the front door and a small shingled area to the side.

Parking

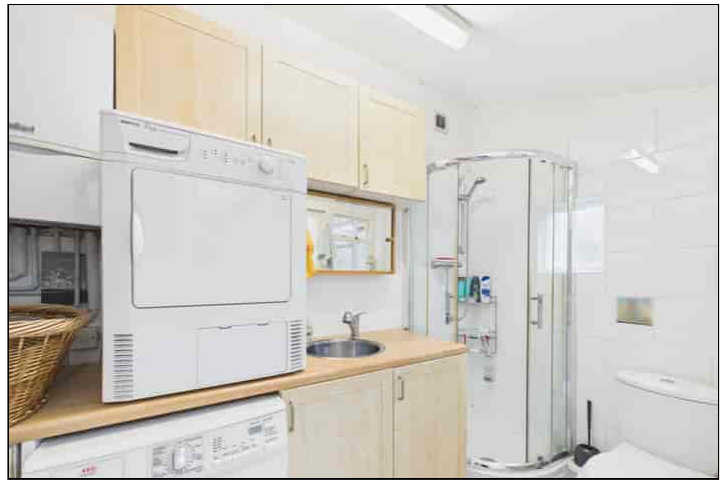
There is unrestricted on street parking directly outside the property.

Council Tax Band - B.



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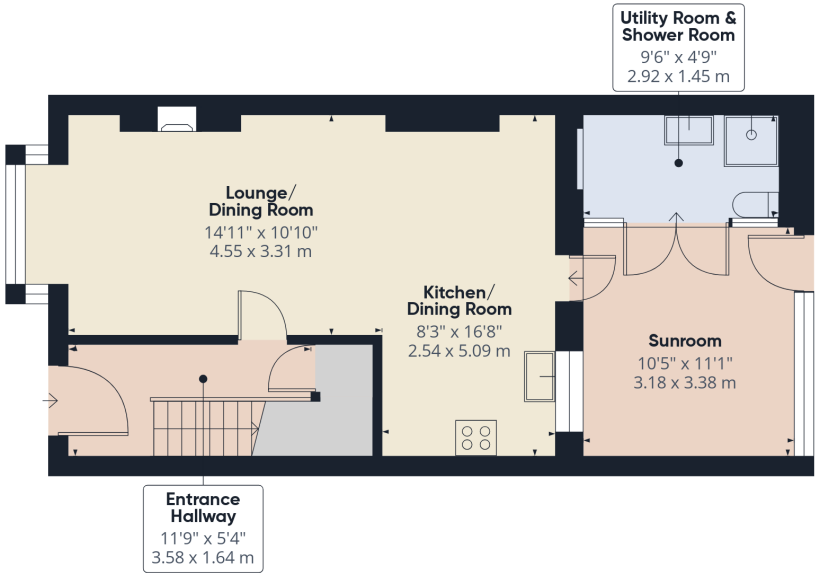
Viewing strictly by prior appointment with the Selling Agents

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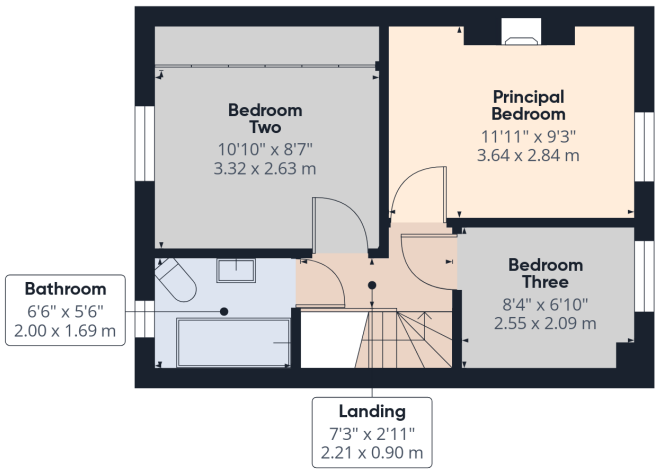
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Ground Floor Building 1





Floor 1 Building 1

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Approximate total area(1)

895 ft²

83.1 m²

(1) Excluding balconies and terraces

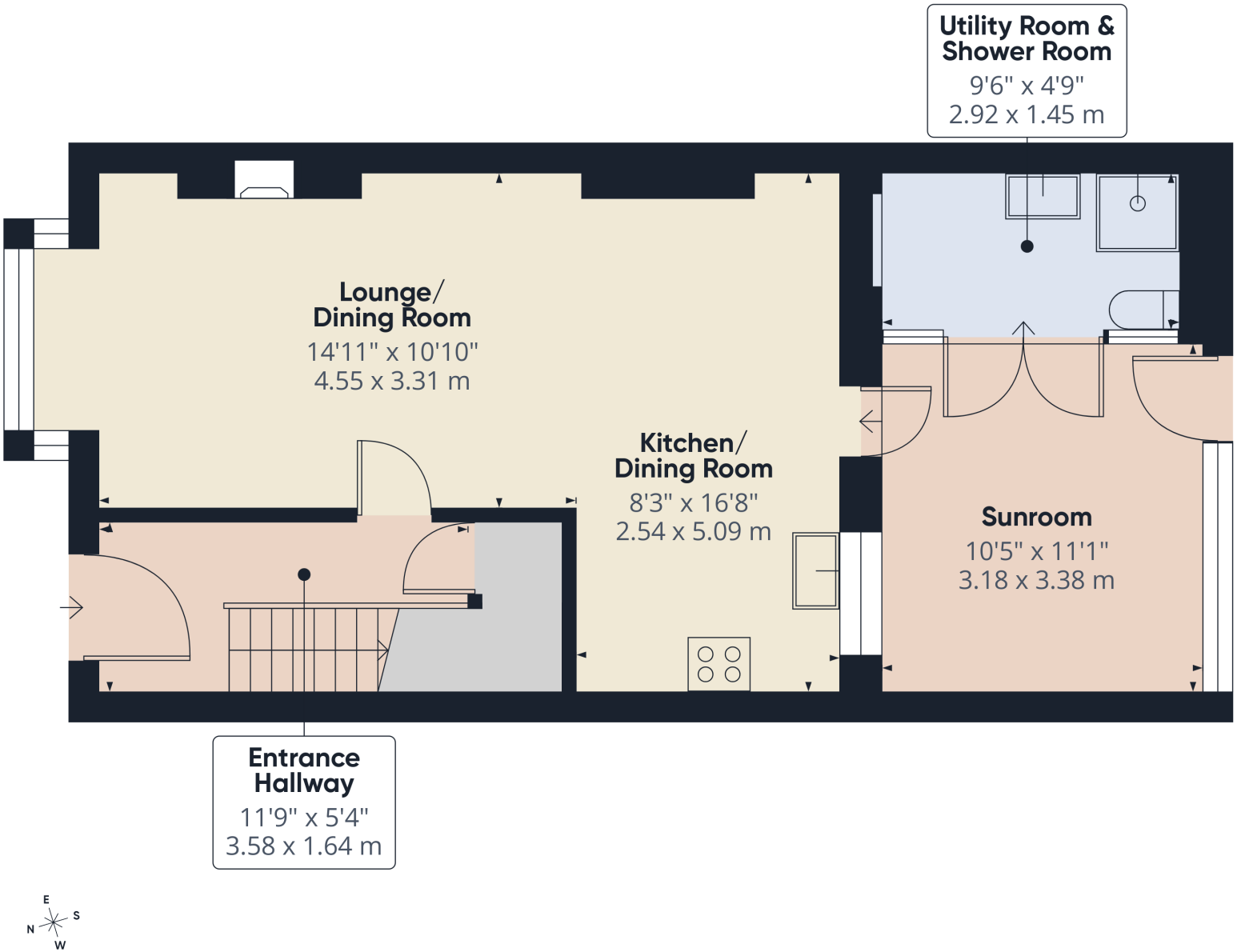
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1

Approximate total area(1)

548 ft²

51 m²

(1) Excluding balconies and terraces

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