



Price
£700,000

Freehold

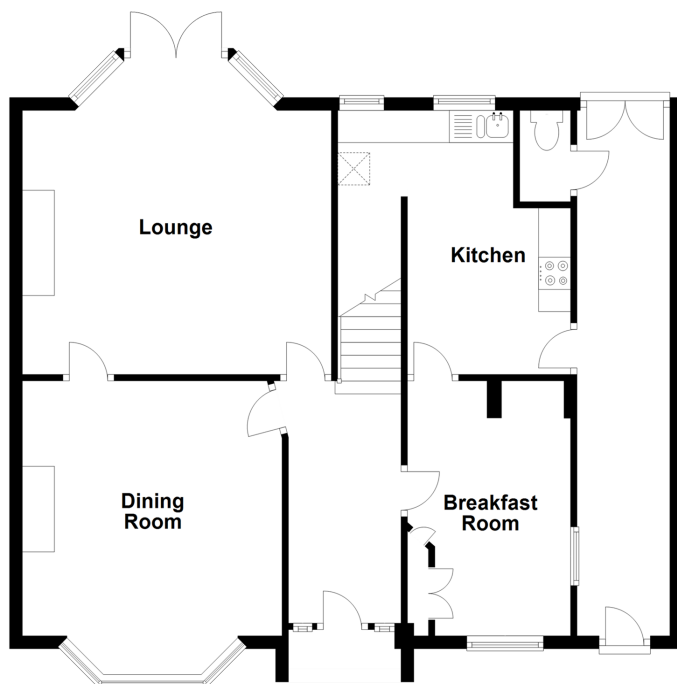
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**Percy Avenue,
Kingsgate, Broadstairs,
Kent, CT10**

Wards
Helping you move forwards

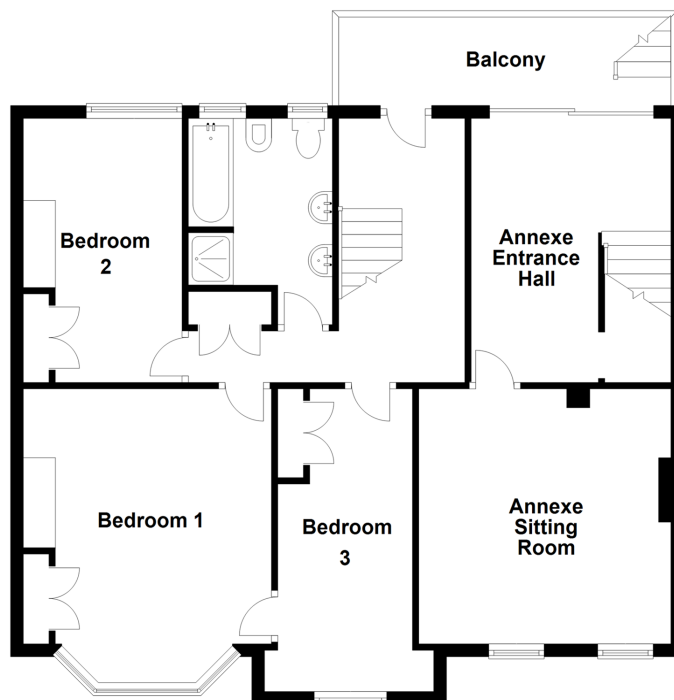
Ground Floor

Approx. 84.5 sq. metres (909.5 sq. feet)



First Floor (Inc Annexe)

Approx. 84.6 sq. metres (910.8 sq. feet)



Second Floor (Annexe)

Approx. 72.0 sq. metres (775.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Dining Room: 15'1 x 13'3 (4.60m x 4.04m)

Lounge: 15'8 x 13'4 (4.78m x 4.07m)

Breakfast Room: 12'5 x 8'4 (3.79m x 2.54m)

Kitchen: 13'7 x 8'4 (4.14m x 2.54m)

FIRST FLOOR (INC ANNEXE)

Landing

Bedroom 3: 15'4 x 6'8 (4.68m x 2.03m)

Bedroom 1: 15'6 x 12'3 (4.73m x 3.74m)

Bedroom 2: 14'0 x 8'1 (4.27m x 2.47m)

Family Bathroom

Balcony

Entrance Hallway

Sitting Room: 12'9 x 12'9 (3.89m x 3.89m)

SECOND FLOOR (ANNEXE)

Kitchen/ Breakfast Area: 19'9 x 13'0 (6.02m x 3.97m)

Cloakroom

Lounge: 14'0 x 11'6 (4.27m x 3.51m)

Bedroom 1: 12'3 x 8'7 (3.74m x 2.62m)

Bedroom 2: 10'0 x 8'7 (3.05m x 2.62m)

Bathroom

OUTSIDE

Front Garden

Hard Standing Parking

Rear Garden

Outside Toilet

Access to Annexe



Main features

- Ideal investment or Air BnB with amazing sea views
- Off street parking
- Flexible living house and apartment
- Self contained annexe with own access (via rear garden)
- Situated in popular Kingsgate location within walking distance to Botany Bay beach



Nearest Schools

Primary Schools: Northdown 1.4 miles, St Peter-in-Thamet CofE 1.5 miles, Cliftonville 1.6 miles. Secondary Schools: St Anthony's 1.5 miles, Laleham Gap 1.5 miles, Foreland 1.9 miles. Further Education: Dane Court Grammar 2.3 miles, St George's C of E 2.5 miles, Hartsdown 3.1 miles



Transport Information

Train Stations: Broadstairs 2.5 miles, Margate 3.3 miles, Westgate-on-Sea 4.0 miles



Address

Percy Avenue, Kingsgate, Broadstairs, Kent, CT10



Directions

For directions to this property please contact us.



Call Broadstairs Branch 01843 602546 ■ wardsofkent.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



10228728/20221104/ATN/ATN