



Kingsgate Avenue, Broadstairs, CT10 3LH

Guide Price £685,000

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## Kingsgate Avenue, Broadstairs, CT10 3LH

**A MOMENTS DISTANCE TO THE BAY** An almost new beautifully appointed home on the Kingsgate Ave, Broadstairs, a moments distance from beautiful scenic Botany Bay. This property boasts the ultimate in contemporary design with the latest technologies entwined within and is spread across two floors with generous size living and entertaining space.

**Internally** - The property is entered via an entrance porch that has a door to the main living space including the open planned fully fitted quality kitchen with breakfast bar, NEFF appliances and quartz worktops, a large entertaining area and a perfect central hub. There is a door leading to a utility/cloakroom. Open planned access leads to the very generous size living room, complete with contemporary fireplace. There are bifold doors opening to the rear garden.

To the first floor there is a luxurious principal suite which are served by three generous size bedrooms with en-suite to the master. A particular feature for both bedroom 1 & 3 is that they have doors to a large balcony at the rear and bedroom two also has a door to a front balcony that affords some amazing views. **\*On a particular note, the home has ultra fast fibre, and air-conditioning for maximum comfort.**

**Outside** - There is a generous size rear garden with large patio seating area. Separately there are two allocated parking spaces to the front of the house.

**Location** - Kingsgate is located approximately two miles north of Broadstairs and boasts some of the area's finest award-winning sandy beaches. North Foreland golf course is just a few hundred metres away as are the welcoming 19th Hole pub and the Botany Bay hotel and restaurant.

Early viewing is highly recommended in order to fully appreciate the standard of accommodation on offer in this stunning location.





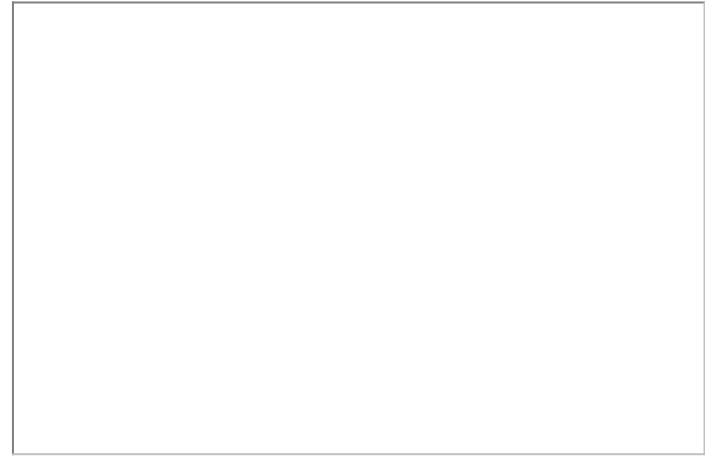
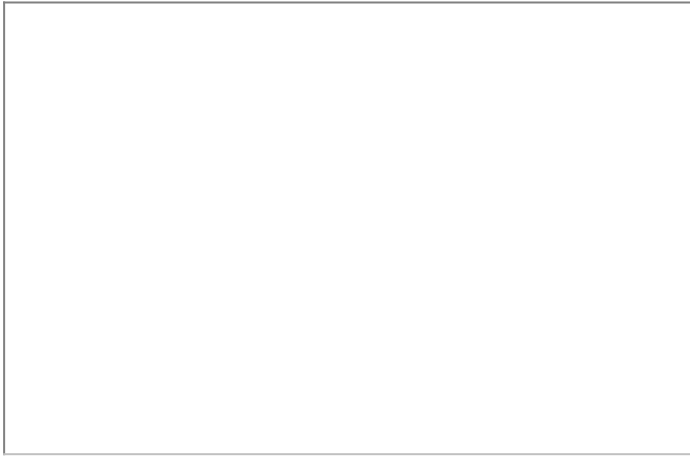


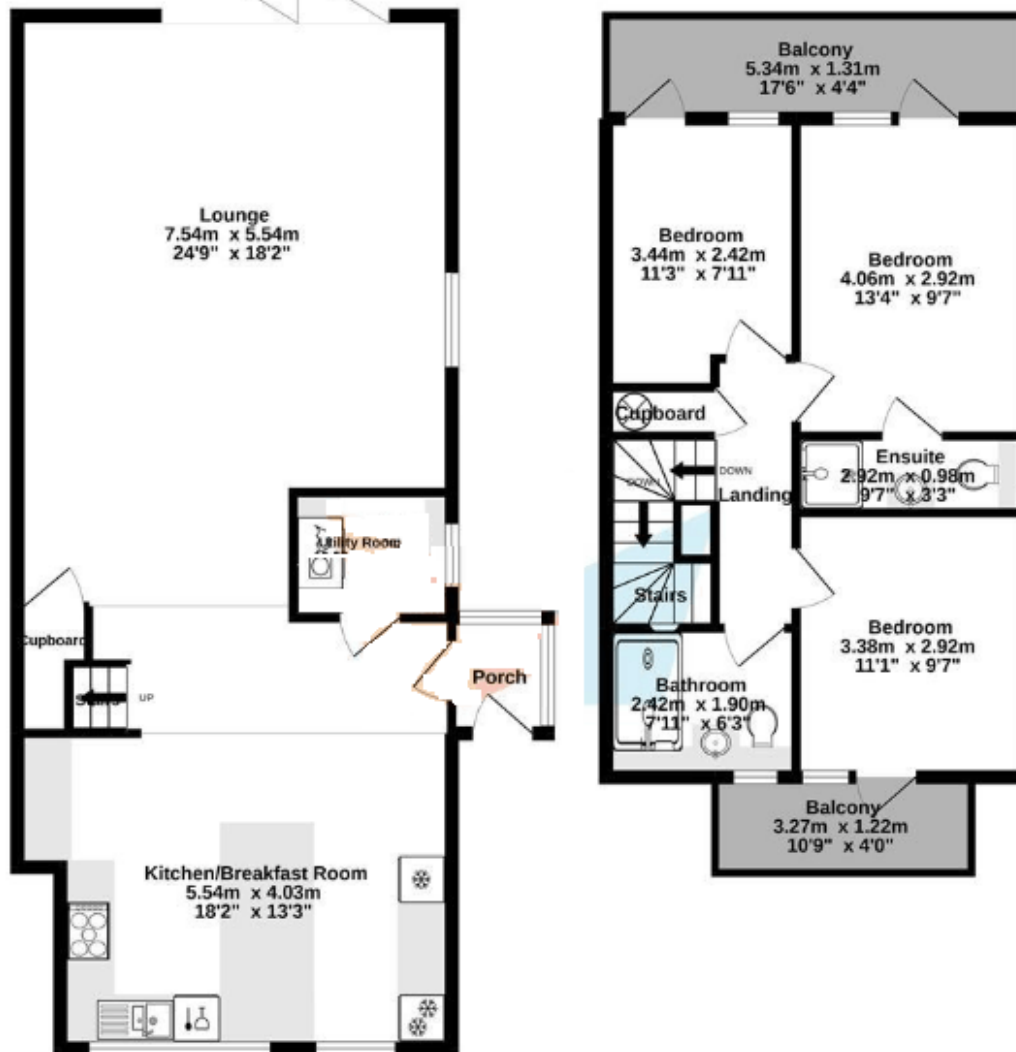












TOTAL FLOOR AREA: 118.7 sq. m. (1277 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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