



Upper Approach Road
Broadstairs | CT10 1QY



CR Real Estate are proud to offer for sale this wonderful three bedroom semi-detached property in Broadstairs. This home offers an abundance of potential for the new owners with the possibility to extend and expand into the loft space, subject to the relevant planning permissions.

CENTRAL BRPADSTAIRS, ONLY 7 MINUTES WALK TO THE BEACH AND DISTANT SEA VIEWS FROM BEDROOM 2

The ground floor of this property comprises of a wide hallway, open plan living accommodation and modern kitchen that benefits from integrated appliances such as an induction hob, fridge, freezer, and dishwasher. The first floor consists of a large family bathroom, two double bedrooms and one small double bedroom.



Externally, this home features a small conservatory to the rear plus a well sized south-west facing rear garden, which is perfect for the summer months.

Upper Approach Road is ideally located for those who are looking to be within close proximity to outstanding local primary schools and amenities, and transport links including direct train lines to London from the mainline train station situated in the town centre which is only 0.4 miles away. The nearby A299 Thanet Way provides great access to the motorway network and the Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessible by car.

Offers In The Region Of £420,000



- 3 Bedrooms
- Semi-Detached
- Room to Extend STPP
- Quiet Road
- 7 Minutes From The Beach
- South-East Facing Garden
- Small Conservatory
- Open Plan
- Built In Appliances
- Close to Train Station



Lounge

12'11" x 12'11" (3.96 x 3.95)

Dining Room

11'9" x 9'8" (3.60 x 2.97)

Kitchen

9'9" x 9'1" (2.98 x 2.77)

Conservatory

7'1" x 4'11" (2.17 x 1.52)

Bedroom 1

14'0" x 11'8" (4.27 x 3.57)

Bedroom 2

11'8" x 10'9" (3.57 x 3.28)

Bedroom 3

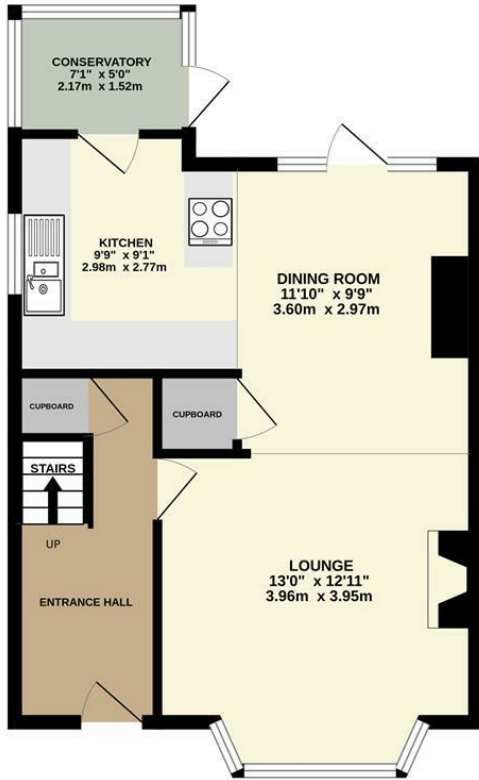
9'6" x 7'1" (2.92 x 2.17)

Bedroom

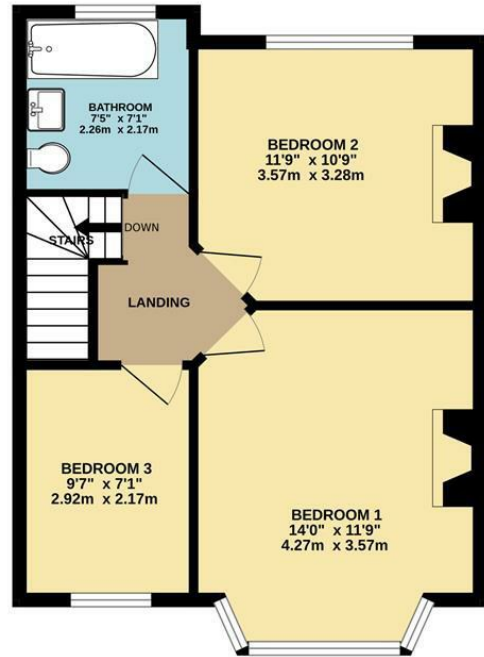
7'4" x 7'1" (2.26 x 2.17)



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

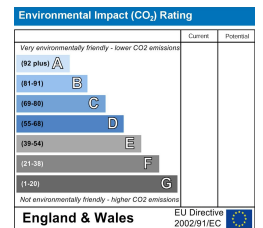
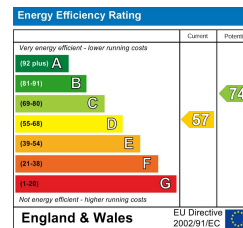
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022



18 - 20 High Street
Gillingham
Kent
ME7 1BB

01634 570057

www.crealestate.co.uk
twitter.com/CRRealEstateUK
facebook.com/CRRealEstateUK



CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.