



Swinburne Avenue

Broadstairs | CT10 2DP



REAL ESTATE

ESTATE AGENCY · REDEFINED

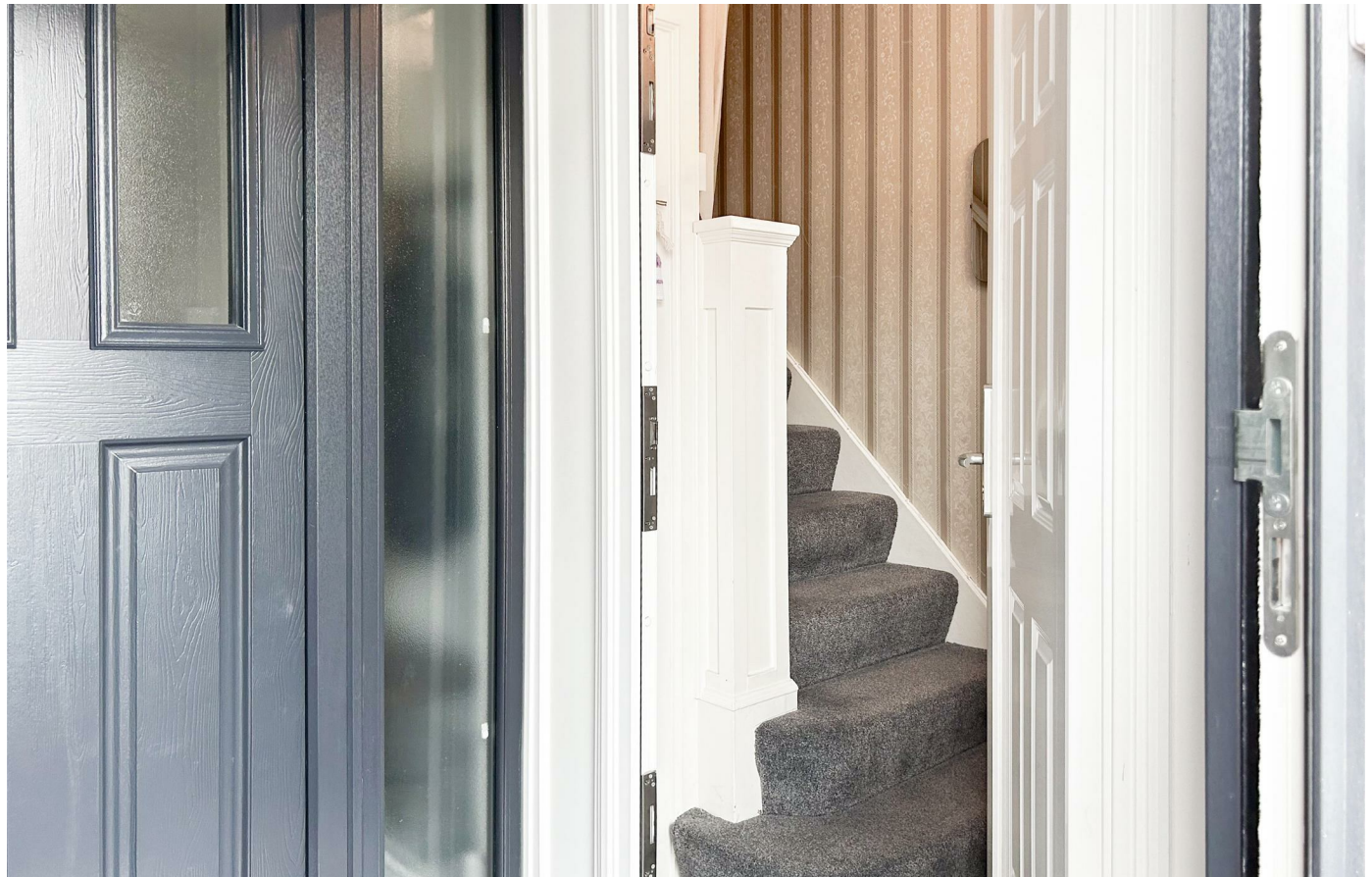
Swinburne Avenue , Broadstairs, CT10 2DP

Welcome to this charming two-bedroom flat located in the heart of Broadstairs. Situated in a prime location, this home boasts its own back garden, off-road parking, and excellent access to public transportation, including the loop bus service and Broadstairs station, which is just a quick ten-minute walk away.

As you step through the front door, you are greeted by a convenient area for coats and shoes before ascending to the first floor. The hallway provides access to each room, starting with the spacious kitchen on your right. The kitchen features a built-in oven and hob, under-counter space for a washing machine, and ample room for a large fridge/freezer.

- 1st Floor Flat
- Great Location
- Short Walk to Broadstairs Train Station
- Off Road Parking
- Own Private Rear Garden
- Less Than 10 Minutes to The Beach

£250,000



Bedroom 1

12'2 x 8'11 (3.71m x 2.72m)

Bedroom 2

12' x 6'11 (3.66m x 2.11m)

Living Room

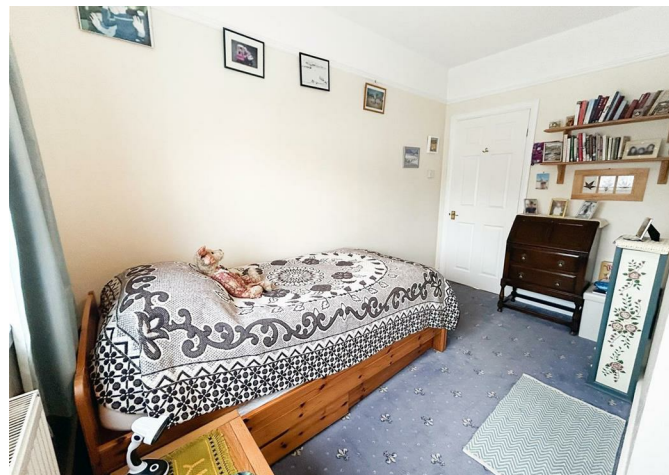
12 x 14'2 (3.66m x 4.32m)

Kitchen

10'1" x 8'0" (3.08 x 2.44)

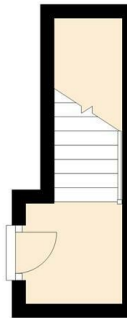
Bathroom

10'1" x 7'1" (3.08 x 2.17)

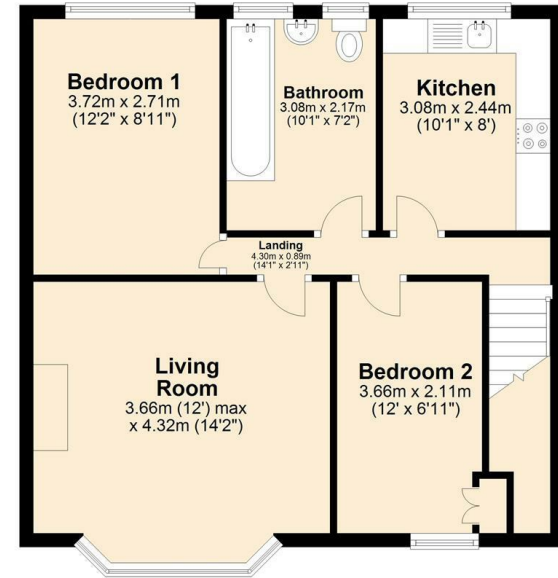




Ground Floor
Approx. 4.7 sq. metres (50.9 sq. feet)



First Floor
Approx. 56.7 sq. metres (610.5 sq. feet)



Total area: approx. 61.4 sq. metres (661.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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