



# Beacon Road

Broadstairs | CT10 3DG



REAL ESTATE

ESTATE AGENCY : REDEFINED



# Beacon Road , Broadstairs, CT10 3DG

New to the market, this unique property in Beacon Road, Broadstairs presents an abundance of possibilities for the right buyer. Whether you're an investor looking to restore and resell, convert the house into two separate flats, or in search of a disability-friendly home, this property offers endless possibilities.

Originally acquired in 2017, this property underwent a thoughtful conversion into two distinct living spaces while maintaining its unity as a single property. The ground floor has been crafted to cater to accessibility needs, boasting widened hallways and entrances to accommodate wheelchairs, plus the kitchen has been designed with lower worktops and offers ample

- Semi-Detached
- Potential to Increase The Number of Bedrooms to 5
- 2 Kitchens
- Off Road Parking
- Disabled Friendly Ground Floor Living
- 2 Reception Rooms
- 3 Bathrooms
- Investment Opportunity
- Generous Sized Back Garden

£375,000





### Living Room GF

12'7" x 11'10" (3.84 x 3.62)

### Kitchen GF

12'0" x 18'2" (3.67 x 5.54)

### Wetroom

7'0" x 6'2" (2.15 x 1.88)

### Bedroom GF

13'6" x 10'3" (4.12 x 3.13)

### Bedroom FF

9'10" x 7'6" (3.00 x 2.31)

### Living Room FF

11'7" x 10'6" (3.54 x 3.21)

### Kitchen FF

9'3" x 10'4" (2.82 x 3.16)

### Bathroom

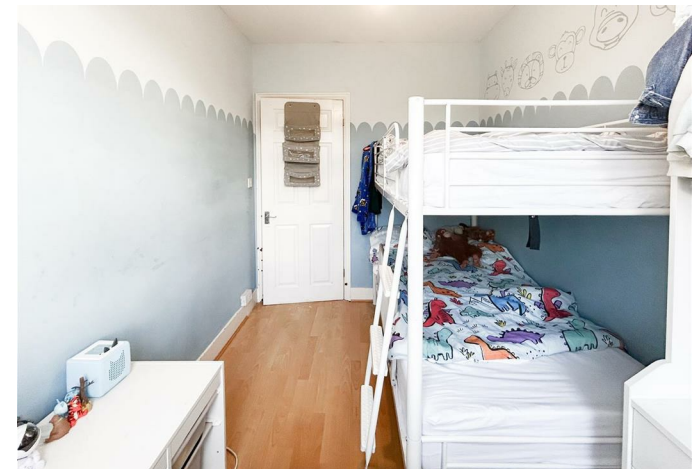
9'3" x 7'8" (2.82 x 2.36)

### Shower Room

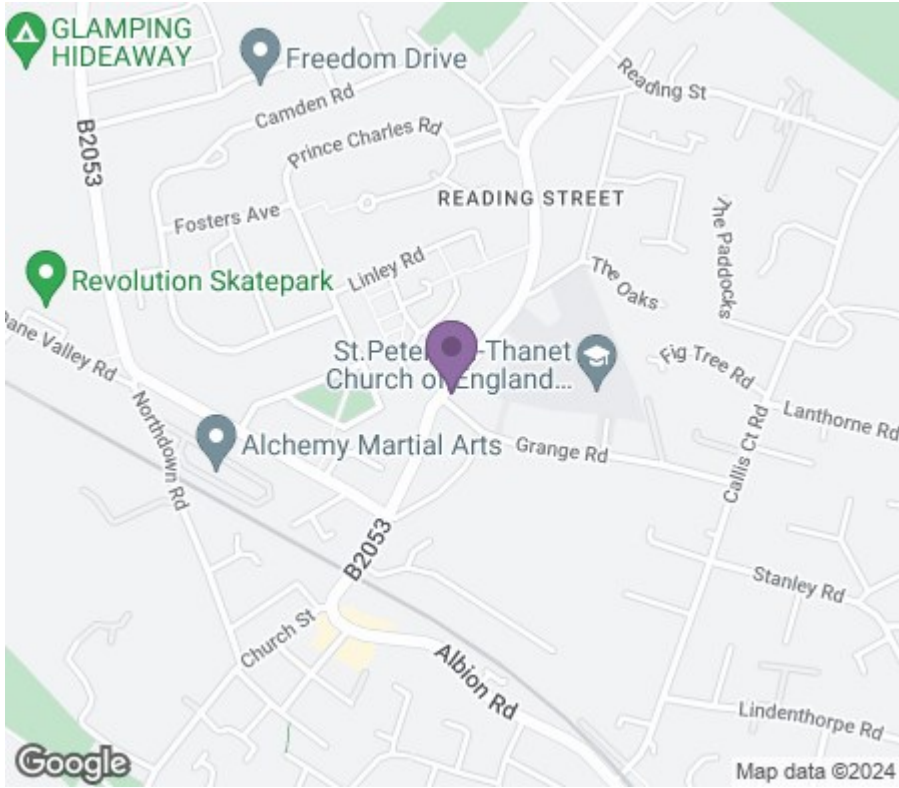
8'8" x 4'10" (2.66 x 1.49)

### Master Bedroom

17'0" x 17'0" (5.20 x 5.20)







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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		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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