



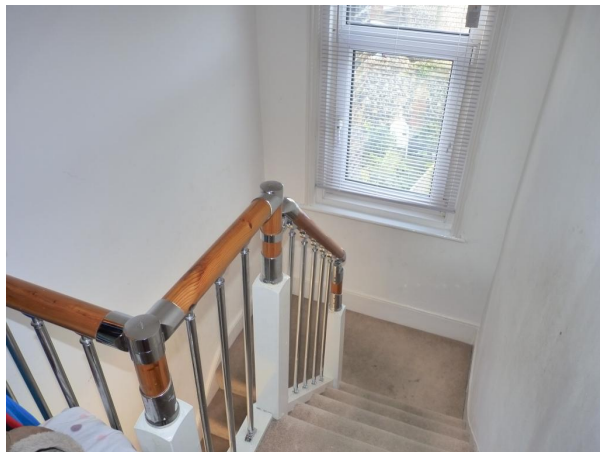
Albion Street, Broadstairs, Kent    **£179,995**







YOUR MOVE







## Albion Street, Broadstairs, Kent

**£179,995**

### Property Description

A lovely maisonette situated in the heart of Broadstairs. This fine property is arranged as two bedrooms and a bathroom/shower WC to the top floor. On the ground floor you will find an open plan living room which leads into the fitted kitchen. There is a utility room/WC to this floor and the garden is accessed from the kitchen which is a great outside space. A copy of the EPC will be available on request. EPC Grade D.

### Our View

Well presented and in a great location, this fine home will appeal to first time buyers and investors. The layout feels spacious and will make a great home for the right buyer. The owner has used it as a home as well as a rental and has enjoyed the position to the town and seafront!

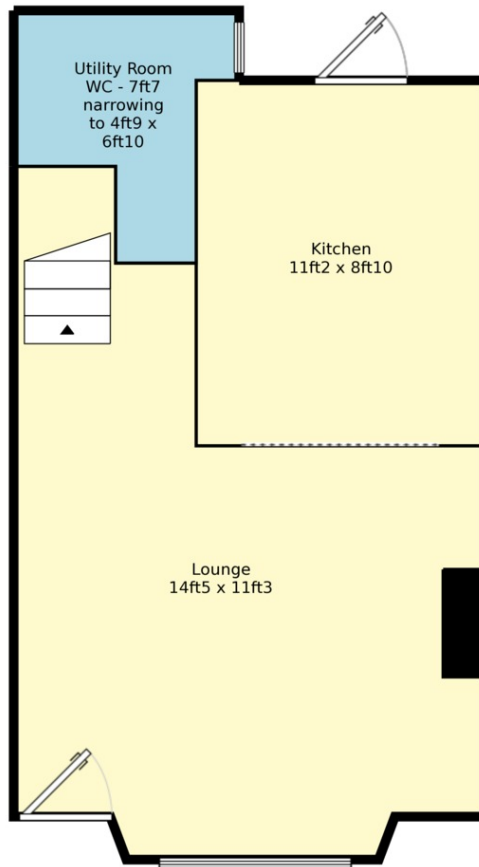
### Location

A short stroll and you will arrive at the seafront of Broadstairs. Stroll along all the bars, restaurants and curiosity shops before you take in one of the finest beaches in Thanet. The town is also on your doorstep as well as transport and Broadstairs train station links to Ramsgate which offers fast rail links into London.

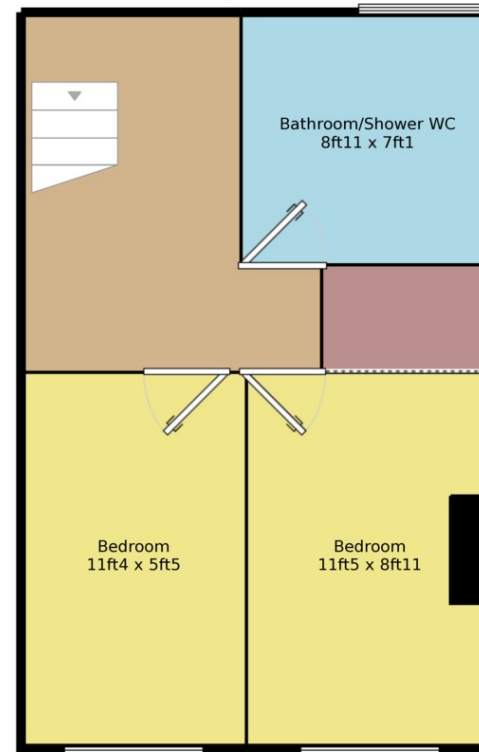


**Epc Grade D**  
**For full EPC please contact the branch**

Ground Floor  
Floor Size: 32.5 m<sup>2</sup>, 349.9 ft<sup>2</sup>



First Floor  
Floor Size: 30.1 m<sup>2</sup>, 324.4 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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