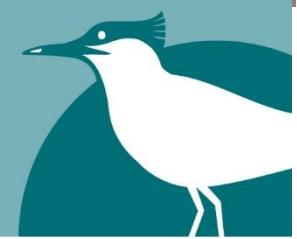




79, Fitzroy Avenue, Broadstairs, CT10 3LT
£674,995

colebrooksturrock.com





79 Fitzroy Avenue, Broadstairs

Located in the sought after area of Botany Bay, Kingsgate, a rare and exciting opportunity to renovate this existing bungalow or demolish and erect a two storey building, accommodating four 2 bedroom flats

Situation

A stunning location just a short walk from the sandy beaches of Botany Bay with its historical Neptunes Tower landmark and Kingsgate Bay Sea Arch. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. Sporting and recreational opportunities in the area include; a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top & beach walking, horse riding and bowls clubs. Broadstairs benefits from the high-speed rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The vibrant town centre boasts an eclectic mix of boutique shops, bars and restaurants. Westwood Cross shopping centre is also nearby and offers a further selection of high street stores, Vue cinema and various eateries.

The Property

79 Fitzroy Avenue is a detached three bedroom bungalow in need of renovation with planning permission for the erection of a two storey building accommodating four 2 bedroom apartments following demolition of the existing bungalow. Planning ref: F/TH/20/0755

Outside

The plot measure approximately 0.19 acres.

Services

All main services are understood to be connected to the property.

Local Authority

Thanet District Council, PO Box 9, Margate, Kent, CT9 1XZ.

Current Council Tax Band: F

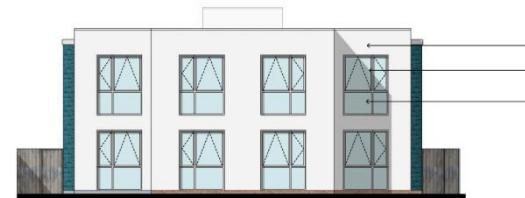
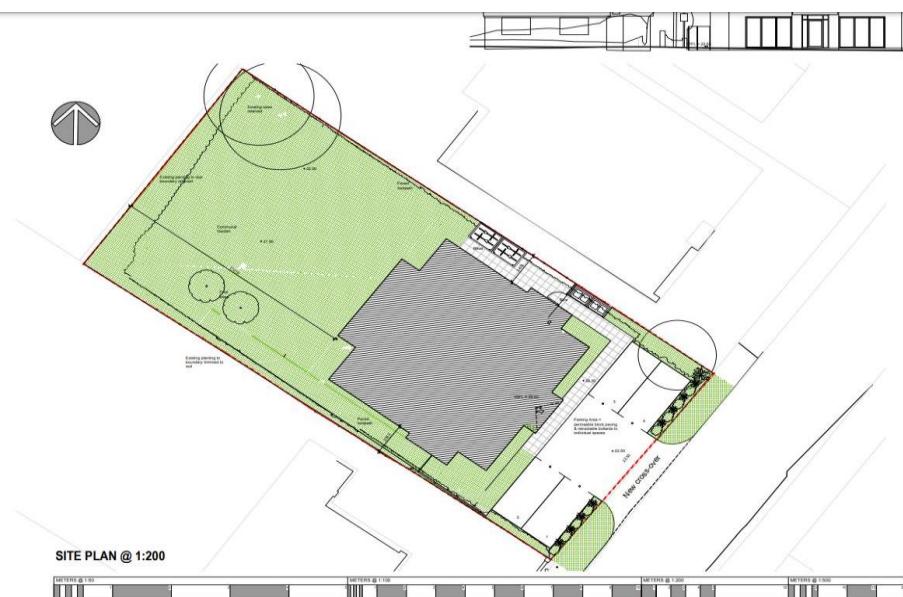
EPC Rating: E

Tenure: Freehold

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

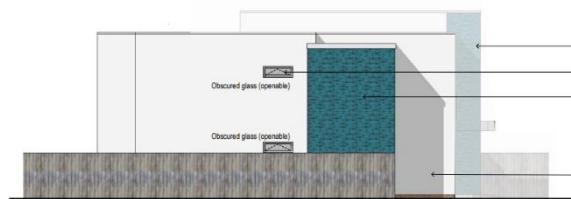
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	39
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/81/EC		



Schedule of Materials



Rear Elevation (West) @ 1:100

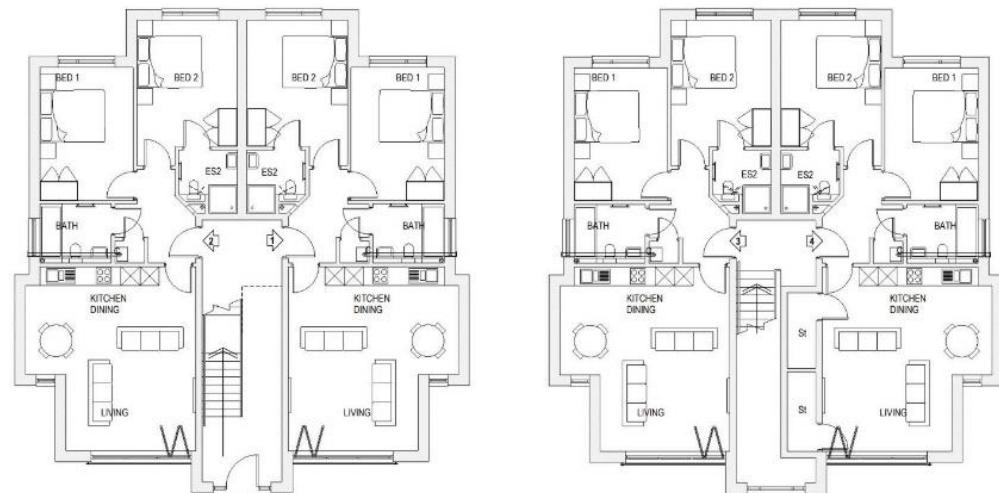


Side Elevation (South) @ 1:100

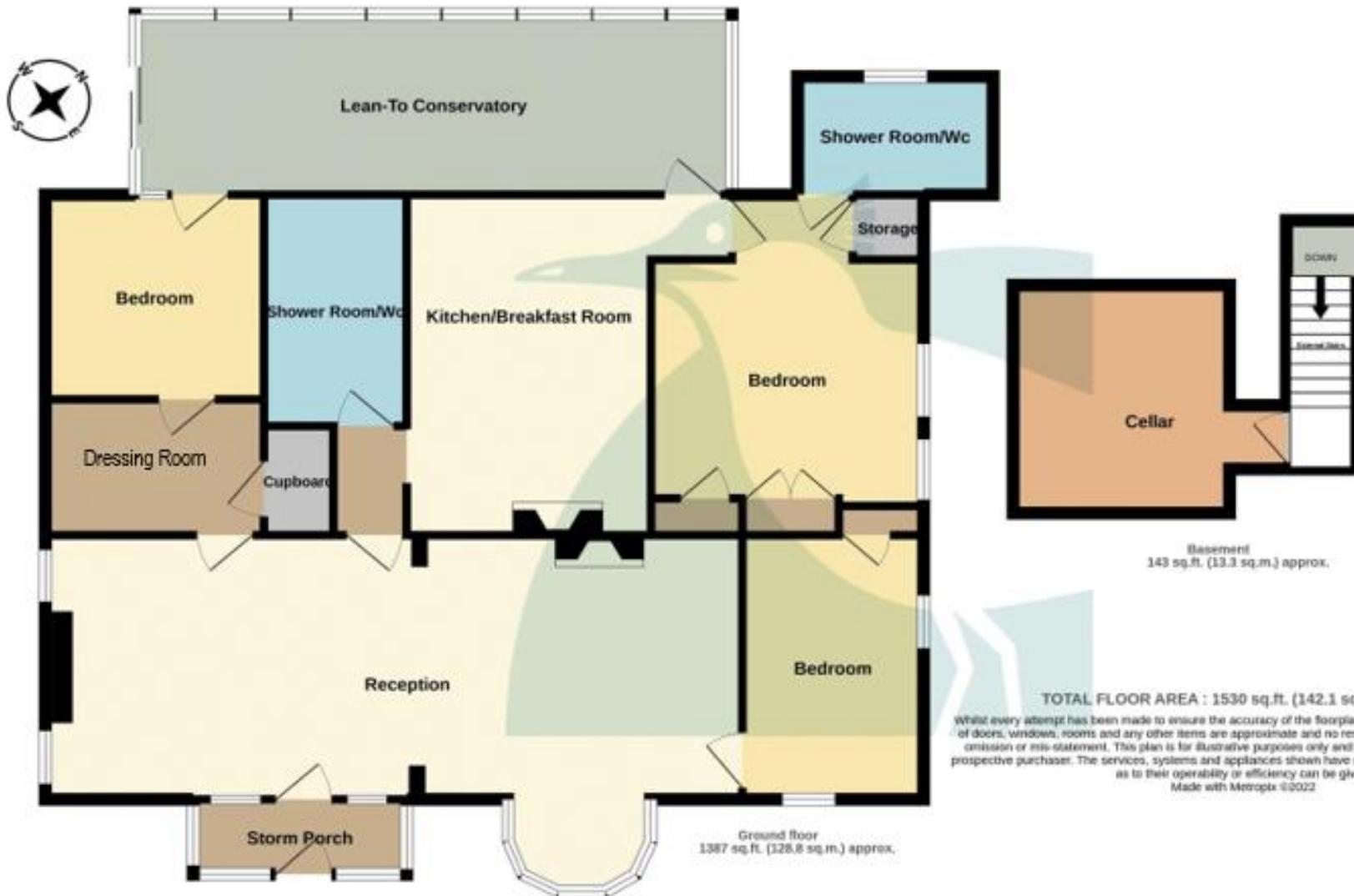
Hudson+Madigan

PROJECT TITLE

DRAWING TITLE



To view this property call Colebrook Sturrock on **01304 612197**



19 Market Street, Sandwich, Kent CT13 9DA

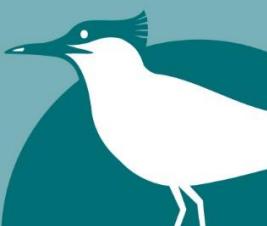
t: 01304 612197

sandwich@colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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