

**Offers in excess of £200,000**  
**Greyfriars Court, George Hill Road, Broadstairs,**  
**CT10**



- Two Double Bedrooms
- Lounge
- Fitted Kitchen
- Refitted Bathroom
- Allocated Parking
- Doors to Garden
- Security Entryphone System
- No Onward Chain

Fresh Estates are pleased to offer this ground floor flat with the benefit of a no onward chain sale for a speedy move. With the benefit of two double bedrooms, a spacious open plan living room and kitchen, recently refitted bathroom and direct access to the patio garden from the lounge, the property also benefits from an allocated parking space and a 965 year lease for the added peace of mind. Early

viewings are strongly recommended

Council Tax Band - B

Leasehold - 999 Years from 1st December 1990

Broadstairs is a highly sought after seaside town with quaint fisherman's cottages and period houses. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. 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 and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London. The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

# Greyfriars Court, George Hill Road, Broadstairs, CT10



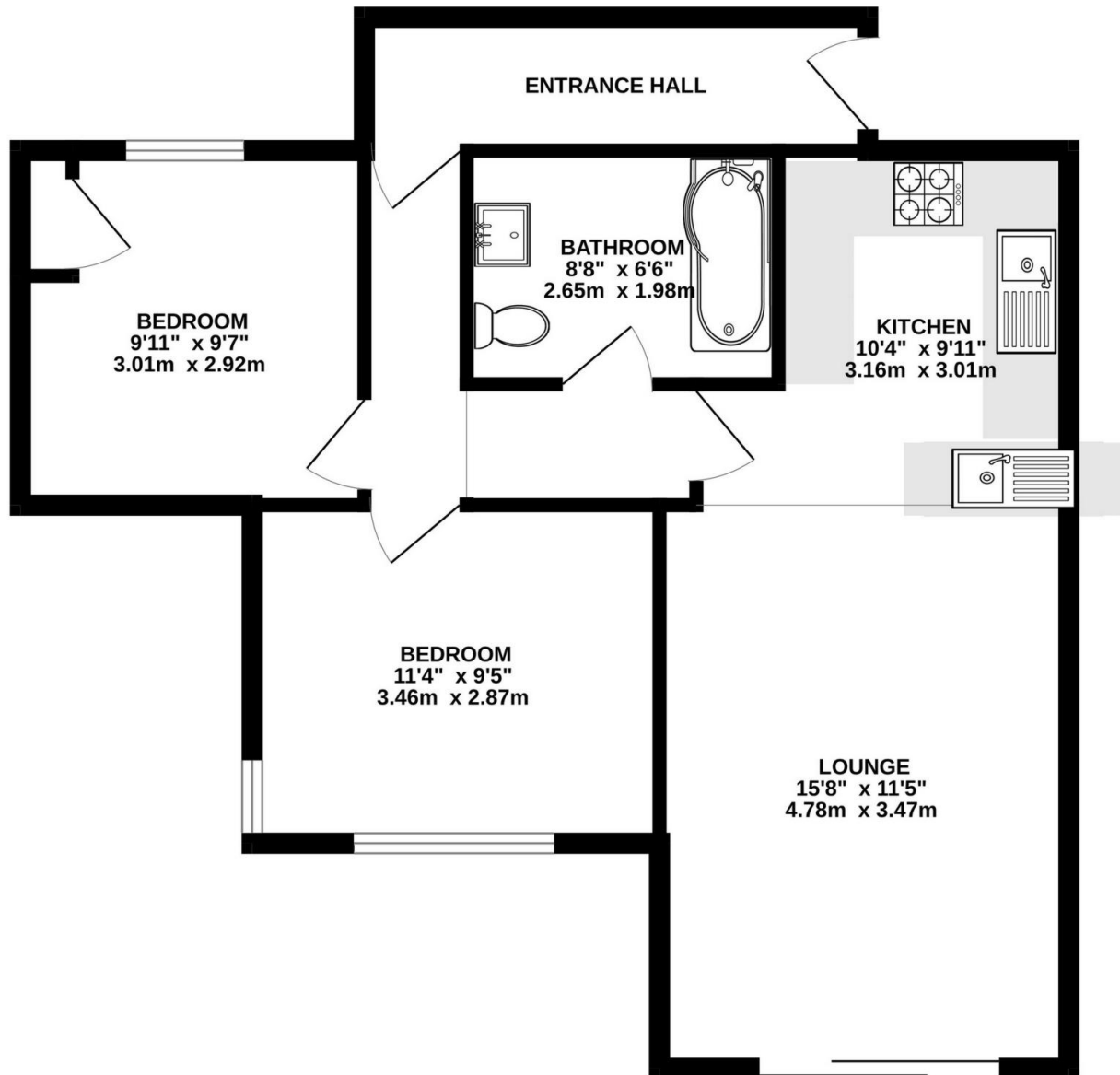








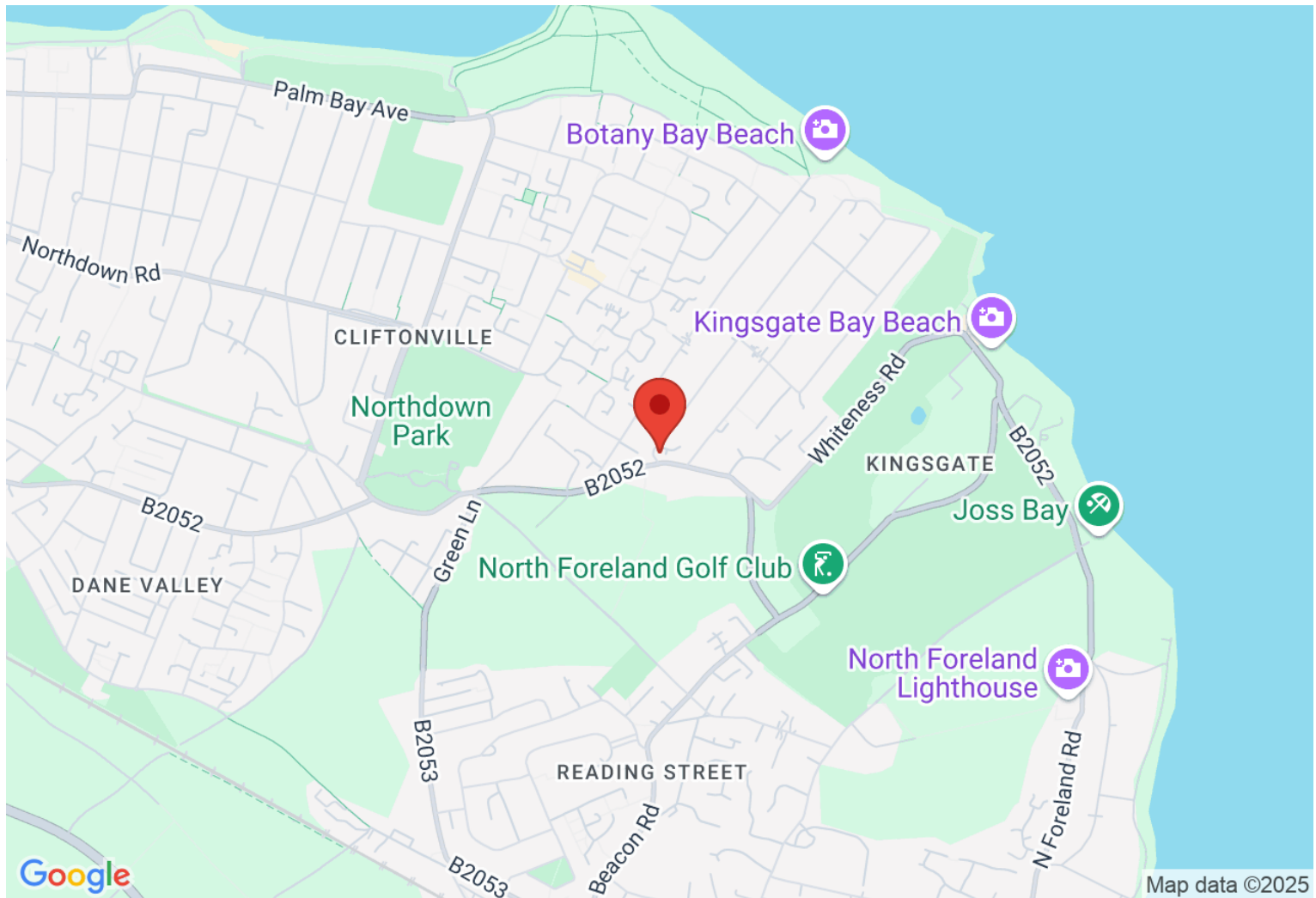
GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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.  
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## Location



VIEWING BY APPOINTMENT WITH AGENTS FRESH ESTATES  
52 Westfield Road, Birchington, Kent, CT7 9RN T: 01843 491425 E: [info@fresh-estates.com](mailto:info@fresh-estates.com) W:

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.