## NIGO

PROPERTY NAME

Fordyce

OCATION

Broadstairs, Kent

Approximate Floor Area = 396.8 sq m / 4271 sq ft Mezzanine = 10.7 sq m / 115 sq ft Garden Room = 18 sq m / 193 sq ft Total = 425.5 sq m / 4579 sq ft (Including Eaves Storage)





Sitting Room

17'11 x 13'10 (5.46m x 4.22m) Bedroom 13'8 x 10'7 (4.17m x 3.23m)

Balcony

Bedroom / Dressing Room 15'1 x 14'1 (4.60m x 4.29m)

FIRST FLOOR

Study 13"7 x 10'4 (4.14m x 3.15m)

GROUND FLOOR