



Terence Painter

ESTATE AGENTS

- Semi Detached Period Home
- Five Bedrooms
- Spacious Accommodation Arranged over Three Floors
- Many Original Features
- Family Bathroom & Two En-suites
- Well Appointed Kitchen/Diner with Granite Worktops
- Elevated Sea Views
- Beautifully Established Rear Garden
- Lounge & Separate Dining Room
- Utility & Cloakroom/WC
- Located Within Yards of Stone Bay
- Easy Access to the High Street
- No Forward Chain



91 Stone Road, Broadstairs, Kent. CT10 1EB.

Freehold £695,000

YOUR DREAM HOME WITH AN ABUNDANCE OF CHARM, ORIGINAL FEATURES AND STUNNING SEA VIEWS OFFERED TO THE MARKET WITH NO FORWARD CHAIN!

This charming five bedroom house is located on one of Broadstairs most desirable roads and boasts many original features such as ornate coving, mosaic flooring and exquisite joinery. This property has been maintained to the highest standard and is truly a credit to its current owners.

Located in Stone Road, this property is ideally situated within just yards of the picturesque Stone Bay and within easy access of Broadstairs High Street where you will find many shops, cafes, restaurants, schools and transport links.

The spacious accommodation of this home is arranged over three floors and comprises a entrance porch with mosaic tiled flooring, welcoming split level entrance hall, 14'10" lounge with an impressive ornate cast iron fireplace, dining room with access out to the rear garden, well appointed dual aspect kitchen/diner with granite worktops, utility room and cloakroom/w.c. On the remaining two floors are five double bedrooms with two benefiting from en-suite shower rooms and a family bathroom. Externally there is a landscaped westerly facing rear garden with two paved seating areas and a timber shed.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Via a composite front door to the entrance porch.

Entrance Porch

1.36m x 1.20m (4' 6" x 3' 11") There is mosaic tiled flooring, high level skirting boards, feature panelled wall and a door to the entrance hall.

Entrance Hall

4.70m x 3.63m (15' 5" x 11' 11") This is a split level entrance hall featuring stairs to the first floor with a runner style carpet with fitted rods, double glazed window to the front of the property, fitted wall mirror, high level skirting boards, picture rail, coving, carpet flooring, column radiator and doors leading off to the lounge, dining room, kitchen/diner and the utility room.

Lounge

4.53m x 4.30m (14' 10" x 14' 1") There is a double glazed box bay window to the front of the property which offers sea views, ornate cast iron fireplace with tiled detail and granite hearth, high level skirting boards, picture rail, coving, column radiator, media points and carpet flooring.

Dining Room

4.90m x 3.63m (16' 1" x 11' 11") There is a large double glazed window and sliding door to the rear garden, ornate cast iron fireplace with tiled detail and granite hearth, high level skirting boards, picture rail, coving, column radiator and engineered wooden flooring.

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Kitchen/Diner

5.60m x 3.13m (18' 4" x 10' 3") There are three double glazed windows to the side of the property and double glazed French doors to the rear which provides access to the rear garden. This well-defined room comprises an extensive range of fitted shaker style wall, base and drawer units with a complementing dresser unit. There is space and plumbing for a dual fuel range cooker, Integrated fridge and dishwasher, ceramic sink with mixer tap inset to granite worktops, filter tap and localised wall tiling. There are fitted shelves, panelled walls to dado level, space for a dining table and chairs, television point, radiator, tiled flooring and down lights.

Utility Room

2.37m x 1.40m (7' 9" x 4' 7") There is a glazed UPVC door to the side of the property, door to the cloakroom, space and plumbing for a fridge/freezer, washing machine and tumble dryer. There is a fitted base unit with a sink inset, shelves and quarry tiled flooring.

Cloakroom/W.C

There is a frosted double glazed window to the side of the property, built in storage cupboard, wash hand basin, low level w.c, panelled walls to dado height, heated towel radiator and quarry tiled flooring.

First Floor

Landing

This is a split-level landing with high level skirting boards, double glazed window to the side of the property, carpeted stairs to the second floor, picture rail, large walk-in storage cupboard and doors leading off to the family bathroom and four of the bedrooms.

Bedroom One

4.52m x 3.47m (14' 10" x 11' 5") There is a double glazed box bay window to the front of the property offering elevated sea views, sliding door to the en-suite shower room, high level skirting boards, picture rail, column radiator and carpet flooring.

En-Suite Shower Room

3.40m x 0.92m (11' 2" x 3' 0") There is a low level w.c, heated towel radiator, pedestal wash hand basin with chrome mixer tap and fitted mirrored cabinet over, shower cubicle, tiled flooring, down lights and an extractor.

Bedroom Three

3.75m x 3.63m (12' 4" x 11' 11") There are two double glazed windows to the rear of the property, corner vanity unit with granite tops, radiator, high level skirting boards, picture rail, coving and carpet flooring.

Bedroom Four

3.15m x 2.98m (10' 4" x 9' 9") There are two double glazed windows to the rear of the property, radiator, high level skirting boards, picture rail, coving and carpet flooring.

Bedroom Five

3.63m x 2.41m (11' 11" x 7' 11") There is a double glazed window to the front of the property which offers elevated sea views, radiator, high level skirting boards, picture rail, fitted shelving and carpet flooring.

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Bathroom

2.39m x 1.63m (7' 10" x 5' 4") There is a frosted double glazed window to the side of the property, P shaped bath with a fitted rain style shower, low level w.c, contemporary style wash hand basin with mixer tap, column radiator, down lights and fully tiled walls and flooring.

Second Floor

Landing

There is a Velux window to the side of the property, high level skirting boards, carpet flooring and a door to bedroom two.

Bedroom Two

4.60m x 3.81m (15' 1" x 12' 6") There is a double glazed dormer window to the front of the property which offers elevated sea views, high level skirting boards, eaves storage cupboard, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

2.19m x 1.86m (7' 2" x 6' 1") There is a shower cubicle, wash hand basin with mixer tap inset to a white high gloss vanity unit, low level w.c, heated towel radiator, panelled walls and vinyl flooring.

Exterior

Rear Garden

12m x 8.70m (39' 4" x 28' 7") There is a paved seating area immediately to the property with steps up to a lawned garden with a wide range of mature hedges and planting. There is a further paved seating area to the rear of the garden, timber shed, side access gate, outside lighting, power points and tap.

Council Tax Band

The council tax band is D.

Agents Note

Please note that the photos shown are when it was furnished which it no longer is.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

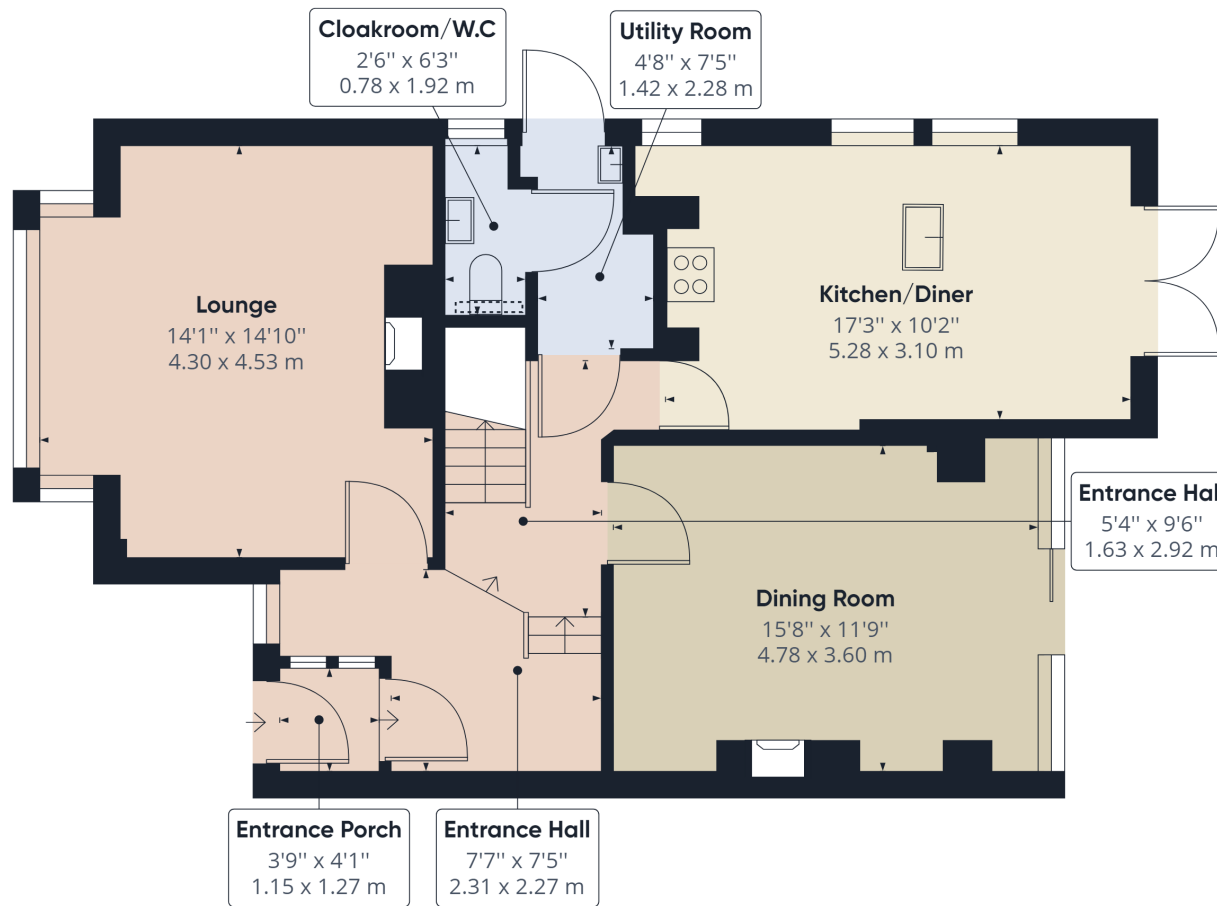


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor

Approximate total area⁽¹⁾

752.83 ft²
69.94 m²

Reduced headroom

1.07 ft²
0.10 m²

(1) Excluding balconies and terraces

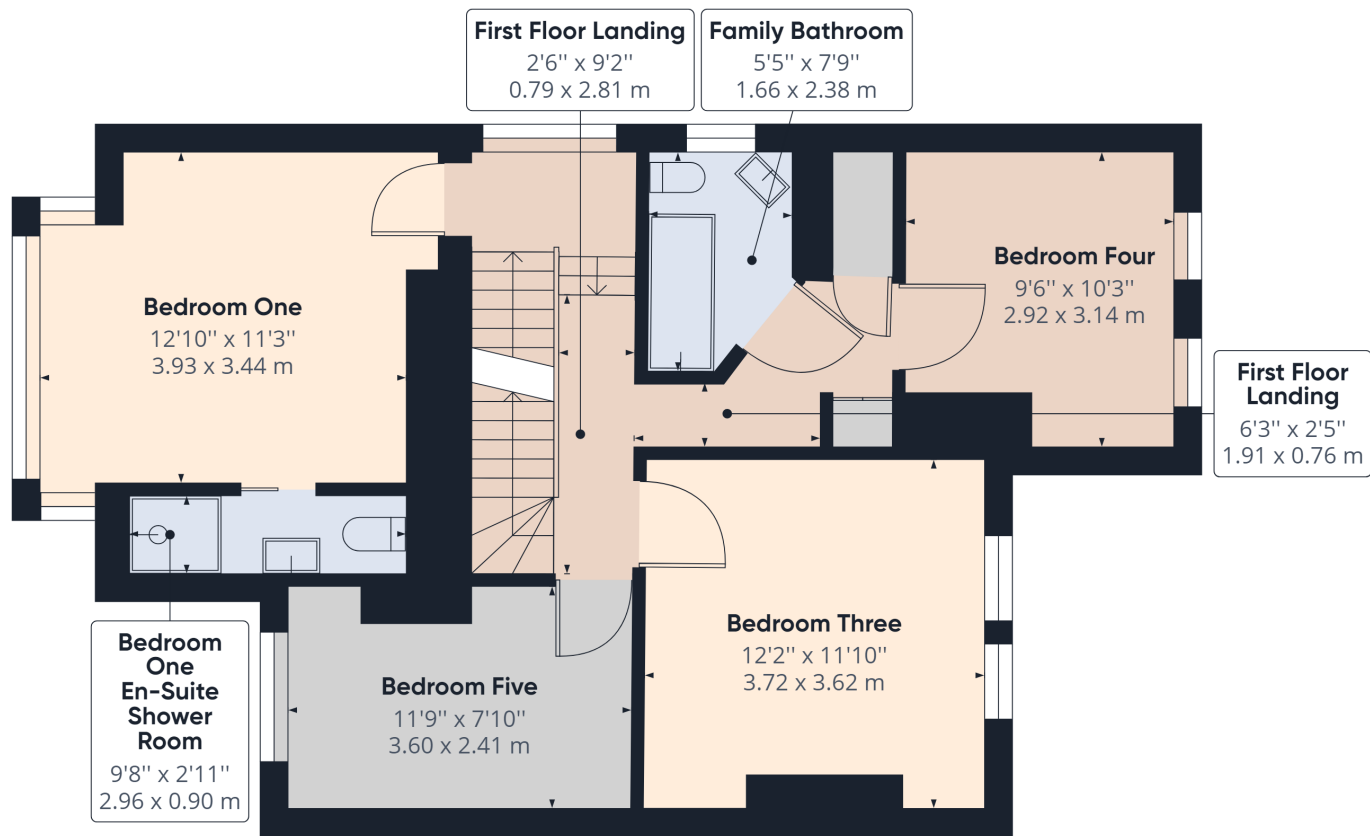
⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
686.54 ft²
63.78 m²

(1) Excluding balconies and terraces

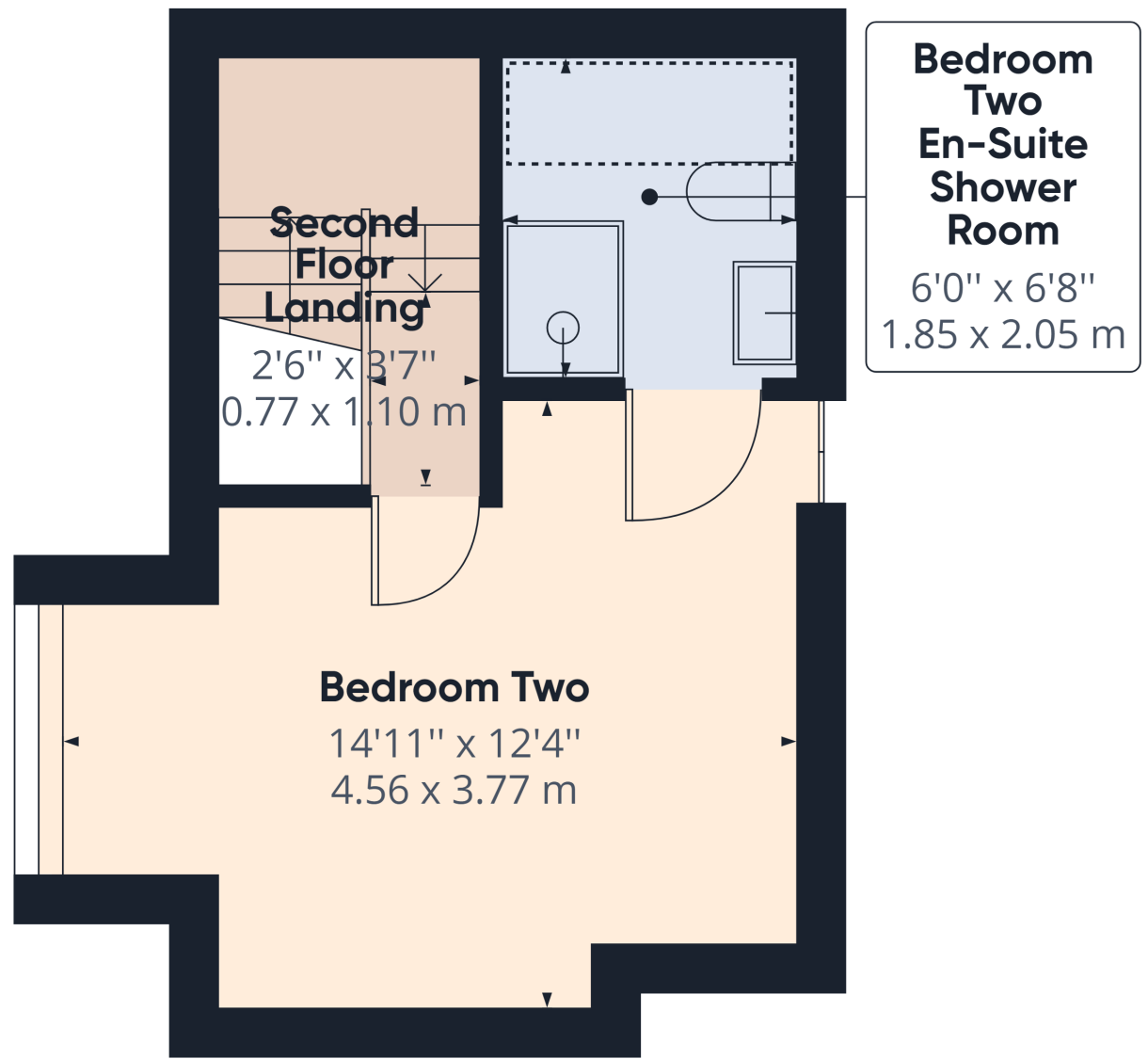
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Floor 1

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Floor 2

Approximate total area⁽¹⁾	223.59 ft ² 20.77 m ²
Reduced headroom	12.72 ft ² 1.18 m ²

(1) Excluding balconies and terraces

⌌ Reduced headroom (below 1.5m/4.92ft)

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