

Terence Painter

ESTATE AGENTS



- Detached Residence
- Four Double Bedrooms
- Two Reception Rooms
- 17'10" Conservatory
- Family Bathroom & En-suite To Master
- Highly Sought After Location
- Located close to High Street, Beach, Schools & Transport Links
- 23'5" Kitchen/Diner
- Beautifully Landscaped 113'2" Rear Garden
- Large Indian Sandstone Driveway & Double Garage
- Immacuately Presented Throughout



3 Brassey Avenue, Broadstairs, Kent. CT10 2DS.

Freehold £660,000

SPACIOUS PERIOD FAMILY HOME IN ONE OF BROADSTAIRS MOST SOUGHT AFTER AVENUES!

Terence Painter Estate Agents are proud to be offering to the market this impressive detached family residence which is a true credit to the current vendors who have lived at the property for in excess of forty years and have undertaken many improvements and present it immaculately inside and out.

This home is located in one of Broadstairs most sought after Avenues, ideally situated for easy access to the local schools, High Street, railway station and the picturesque sands of Louisa Bay, Viking Bay & Dumpton Gap.

The spacious and versatile accommodation of this home is arranged over two floors and comprises a large entrance porch, welcoming entrance hall, lounge, dual aspect office/reception room two, well appointed 23'5" kitchen/diner with integrated appliances and a 17'9" lean-to.

On the first floor there is a family bathroom, separate w.c and four double bedrooms including the master bedroom which boasts an en-suite shower room.

Externally this home continues to impress with a large 113' lawned rear garden, double garage and an in and out Indian sandstone driveway for up to five cars.

This really is a wonderful family home so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a part glazed UPVC front door to the entrance porch.

Entrance Porch

2.19m x 2.39m (7' 2" x 7' 10") There are double glazed windows to the front and side of the property, tiled flooring and glazed wooden door to the entrance hall.

Entrance Hall

3.39m x 1.81m (11' 1" x 5' 11") There are carpeted stairs to the first floor, under stairs storage cupboard, radiator, picture rail and carpet flooring.

Kitchen/Diner

7.14m x 3.37m (23' 5" x 11' 1") This well defined bright and airy room features a double glazed bay window to the side of the property and three double glazed windows to the front. The kitchen comprises a matching range of high gloss wall, base and drawer units with an integrated electric oven/grill, dishwasher and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine, stainless steel sink unit inset to stone effect work tops, localised wall tiling, tiled flooring and a double glazed door to the lean-to. The dining area has ample space for a dining table and chairs, radiator and carpet flooring.

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Lean-To

5.40m x 1.25m (17' 9" x 4' 1") This useful space features doors to the front and rear of the property, cupboard housing a tumble dryer and tiled flooring.

Lounge

5.80m x 3.44m (19' 0" x 11' 3") There are two windows to the rear of the property, glazed French doors to the conservatory and a door to the office/reception room two. This room features media points, wall lights, radiator and carpet flooring.

Office/Reception Room Two

6.51m x 2.39m (21' 4" x 7' 10") This room can also be accessed via the conservatory and features three double glazed windows to the side of the property and a double glazed window to the rear. There is a radiator and carpet flooring.

Conservatory

5.44m x 2.86m (17' 10" x 9' 5") This room enjoys delightful views over the rear garden and has double glazed French doors to the rear, door to the office/reception room two, wall lights, radiator and tiled flooring.

First Floor

Landing

There is a stained glass window to the side of the property, loft hatch, picture rail and carpet flooring.

Principle Bedroom

4.35m x 3.44m (14' 3" x 11' 3") There are three double glazed windows to the front of the property, picture rail, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

2.40m x 1.61m (7' 10" x 5' 3") There is a frosted double glazed window to the side of the property, large fully tiled shower cubicle, low level w.c, wash hand basin inset to a vanity unit with a fitted illuminated mirror over, radiator, tiled walls to dado level and Amtico flooring.

Bedroom Two

3.47m x 3.06m (11' 5" x 10' 0") There is a double glazed window to the rear of the property which enjoys views over the rear garden, picture rail, radiator and carpet flooring.

Bedroom Three

4.01m x 2.39m (13' 2" x 7' 10") There is a double glazed window to the side of the property, picture rail, radiator and carpet flooring.

Bedroom Four

3.39m x 2.65m (11' 1" x 8' 8") There is a double glazed window to the rear of the property which enjoys views over the rear garden, picture rail, radiator and carpet flooring.

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Bathroom

1.77m x 1.75m (5' 10" x 5' 9") There is a frosted double glazed window to the front of the property, P shaped bath with electric shower over, wash hand basin inset to a vanity unit with a fitted illuminated mirror over, radiator, tiled walls to dado level, large airing cupboard and carpet flooring.

Separate W.C

There is a double glazed window to the side of the property, low level w.c and tiled walls to dado level.

Exterior

Rear Garden

34.5m x 16.10m (113' 2" x 52' 10") This is a generous size and beautifully maintained rear garden which features a large paved patio area immediately to the property with steps down to a predominantly lawned garden with a number of shaped flower beds which are well stocked with a wide range of mature trees, hedges and shrubs. There are two large timber built summer houses with one housing a hot tub (which requires maintenance), timber built dining area, greenhouse and a further garden shed. There is side access to both sides of the property.

Double Garage & Driveway

To the front of the property is a large in and out Indian sandstone driveway which provides off street parking for up to five cars and access to the garage. The garage has a metal up and over door to the front, door to the rear, lighting and power points.

Council Tax Band

The council tax band is E.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	71	
(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	

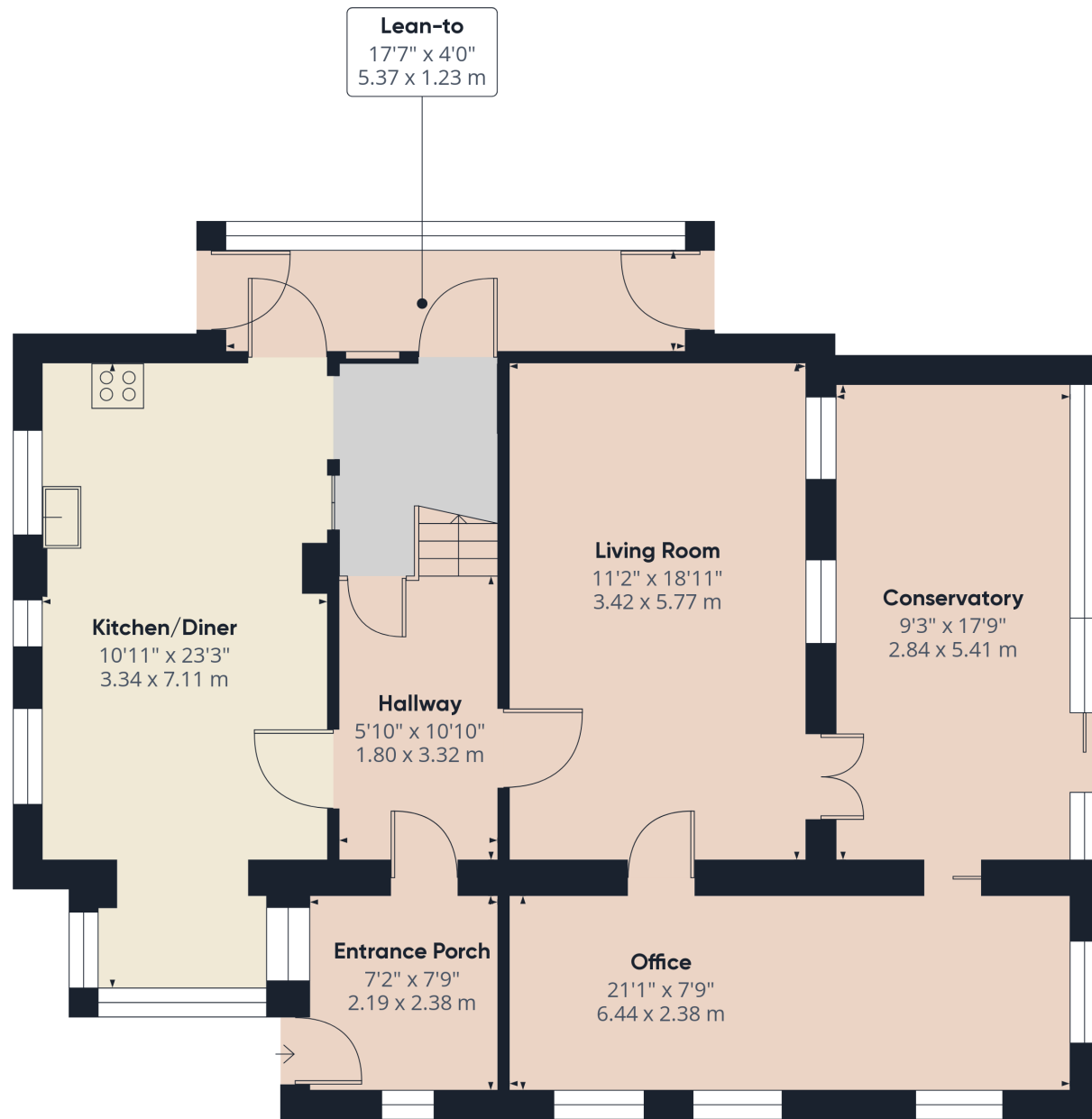


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor Building 1

Approximate total area⁽¹⁾

1015.9 ft²

94.38 m²

(1) Excluding balconies and terraces

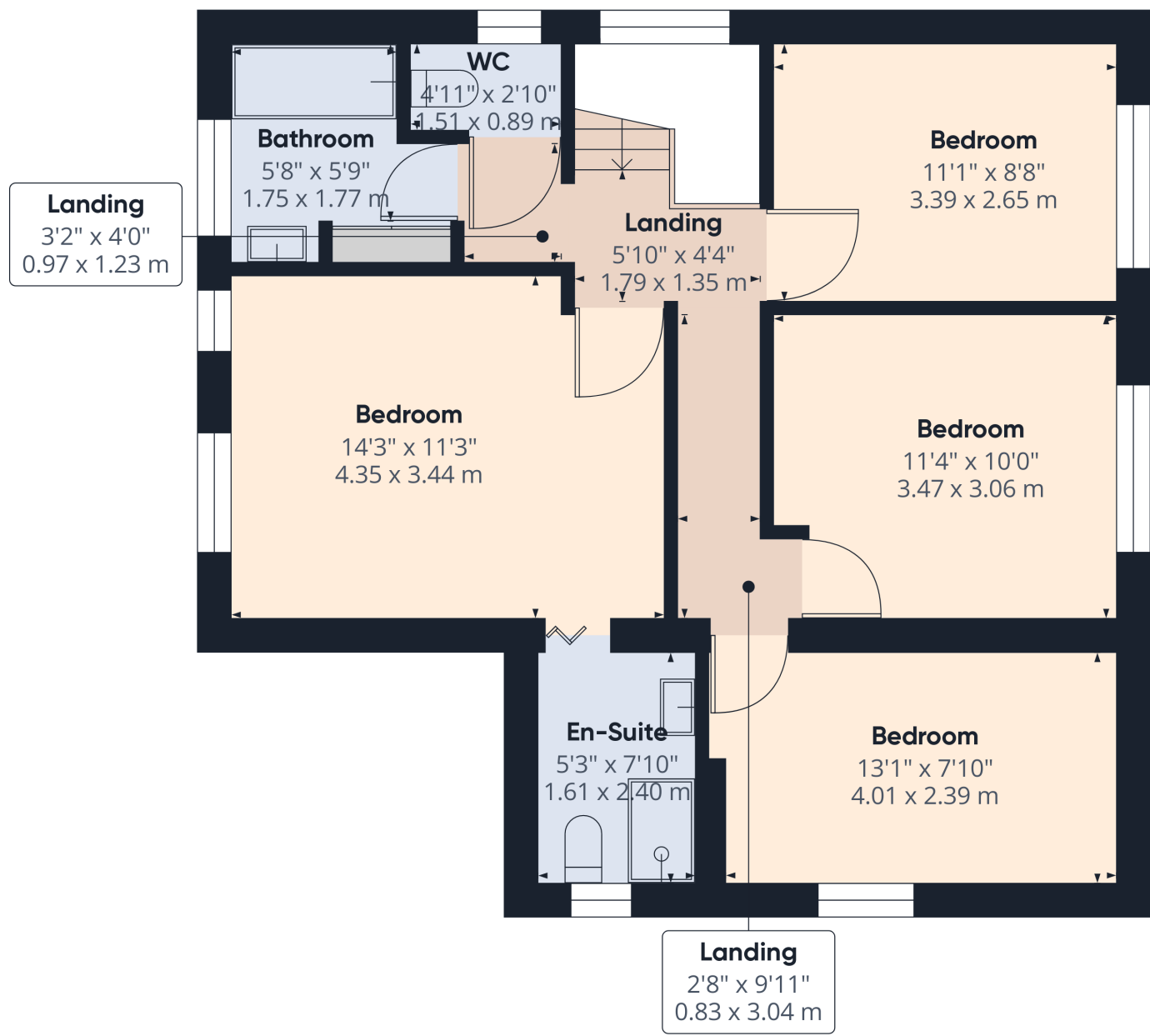
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾
634.21 ft²
58.92 m²

(1) Excluding balconies and terraces

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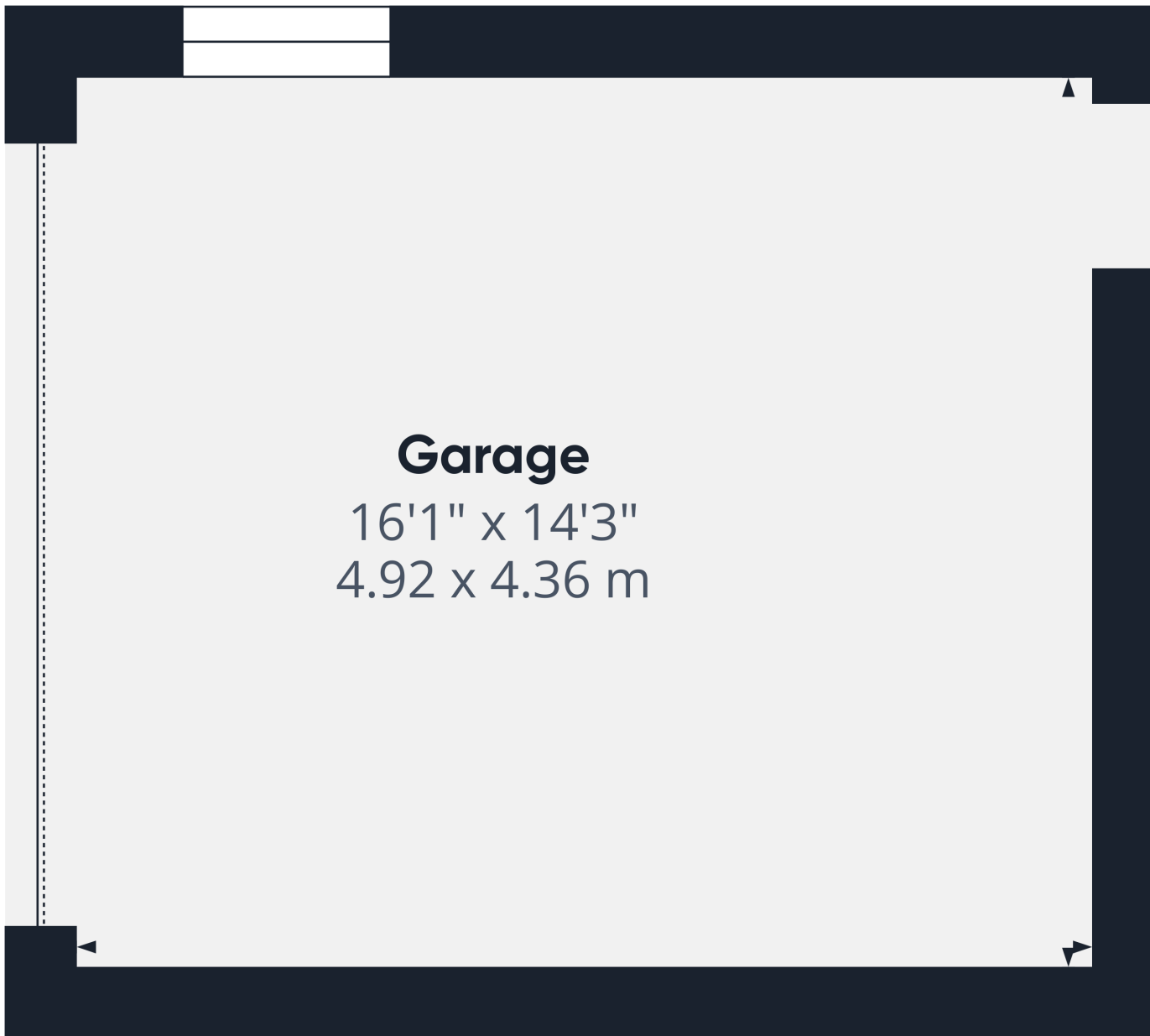
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Floor 1 Building 1

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Ground Floor Building 4

Approximate total area⁽¹⁾

231.42 ft²

21.5 m²

(1) Excluding balconies and terraces

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