

Terence Painter

ESTATE AGENTS



- Detached Residence
- Five Bedrooms - Two With En-Suites
- Principle Lounge with Stunning Brick Built Fireplace
- 22'8" Dining Room/Reception Two
- 24'8" Kitchen/Diner with Integrated Neff Appliances & Large Island Unit
- Landscaped Rear Garden with Summer House & Cabin
- Located Within Yards Of Botany Bay Beach & Cliff Top Walks
- No Forward Chain
- Extended & Refurbished in 2011/2012
- Spacious & Flexible Living Accommodation



Crossways, 70 Percy Avenue, Broadstairs, Kent. CT10 3LD.

Freehold £950,000

NO FORWARD CHAIN - BEAUTIFULLY APPOINTED DETACHED COASTAL RESIDENCE OFFERING SPACIOUS AND STYLISH LIVING ACCOMMODATION LOCATED WITHIN YARDS OF THE PICTURESQUE BOTANY BAY AND CLIFF TOP WALKS.

This is a rare and exciting opportunity to acquire this stunning detached residence located in arguably one of Kingsgate's most highly regarded avenues. This property is a true merit to the current vendor who in 2011/2012 thoughtfully extended and refurbished the property to a most impressive standard.

This home could not be better positioned for easy access to the picturesque Botany Bay beach, extensive cliff-top promenade walks, pubs and restaurants. The quaint high street of Broadstairs is approximately two miles distant and features an eclectic range of local shops, restaurants and bars together with its mainline train station with high speed services to London. The area also benefits from a wide range of highly regarded schools and, if you find yourself with some spare time, North Foreland Golf Club is located within half a mile of the property.

The generous accommodation of this property comprises a large entrance porch, welcoming entrance hall with marble tiled flooring, 19'10" triple aspect principle lounge which features an impressive brick built fireplace and panelled walls. To the rear of the property is a 22'8" dining room/second reception room with a log burner fireplace and French doors to the rear garden. Leading off this room is the most impressive 24'8" kitchen/diner which is fitted out with an extensive range of white high gloss units with a wide range of integrated Neff appliances and a large complementing island unit. There is a walk-in pantry room, utility room and a shower room w.c.

On the first floor there is a family bathroom, separate w.c and five double bedrooms; with the master bedroom and bedroom two featuring a wide range of fitted furniture and stylish en-suite shower rooms.

Externally this home continues to impress with a beautifully maintained landscaped rear garden with three paved patio areas, summer house and a large timber built cabin with both benefiting from lighting and power points. To the front of the property there is a large gated paved driveway offering ample off street parking.

This property also benefits from fourteen solar panels with two batteries which supply's the home with free electricity.

This property is available to view now so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

Ground Floor

Entrance

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

Entrance Porch

2.55m x 1.46m (8' 4" x 4' 9") There are double glazed windows to the front and side of the property and double glazed window through to the principle lounge. This good size entrance porch also features a further glazed composite door to the entrance hall.

Entrance Hall

3.87m x 2.98m (12' 8" x 9' 9") This welcoming entrance hall features carpeted stairs to the first floor, brick fireplace, radiator and marble tiled flooring. There are doors leading off to the principle lounge, dining room/reception room two and the utility room.

Principle Lounge

6.04m x 4.23m (19' 10" x 13' 11") This bright and airy room features a large double glazed box bay window to the front of the property and double glazed windows to both sides.

There is an impressive brick built fireplace with ornate cast iron detail and wooden mantle, radiators, media points, panelled walls and varnished wooden flooring.

Dining Room/Reception Two

6.90m x 3.89m (22' 8" x 12' 9") This impressive size room features a brick built fireplace with a log burner inset, double glazed French doors with sidelights which open to the garden, two double glazed windows to the side of the property and glazed wooden French doors to the kitchen/diner. There are wall lights and Amtico flooring.

Kitchen/Diner

7.51m max x 5.97m max (24' 8" x 19' 7") (L shaped room) This generous size and beautifully appointed room features an extensive range of fitted white high gloss wall, base and drawer units with integrated Neff appliances including an electric oven/grill, steam oven, microwave, two heated plate drawers and a large induction hob with an extractor hood over. There is an integrated Miele dishwasher, instant hot water tap and a stainless steel sink unit which is inset to granite worktops. There is a large complementing island unit, double glazed French doors to the rear which provide access to the garden, doors to the pantry room and utility room, television point, radiators, plinth heaters, down lights and Amtico flooring.

Pantry Room

2.24m x 2.07m (7' 4" x 6' 9") There is tiled flooring.

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Utility Room

5.21m x 3.03m (17' 1" x 9' 11") There is a glazed UPVC door to the front of the property, double glazed window to the side and a door to the shower room/w.c. The utility comprises a matching range of grey high gloss wall, base and drawer units with space and plumbing for a fridge/freezer, washing machine and tumble dryer. There is a wall mounted boiler and tiled flooring.

Shower Room/W.C

1.89m x 1.60m (6' 2" x 5' 3") There is a tile corner shower cubicle, low level w.c, wash hand basin, towel radiator, part tiled walls, extractor and tiled flooring.

First Floor

Landing

This is an L shaped landing with large fitted storage cupboards, loft hatch, radiators, cupboard housing the hot water cylinder, bamboo flooring and doors leading off to the bedrooms, bathroom and separate w.c.

Principle Bedroom

5.96m max x 5.16m max (19' 7" x 16' 11") (L Shaped Room) This impressive double aspect room features double glazed windows to the front and rear of the property, an extensive range of fitted wardrobes and complementing furniture, radiators, down lights, television point and bamboo flooring. There is a door to the en-suite shower room.

Principle Bedroom En-Suite Shower Room

2.08m x 2.07m (6' 10" x 6' 9") There is a frosted double glazed window to the rear of the property, fully tiled double shower cubicle with a chrome mixer shower, low level w.c, and a wash hand basin inset to a vanity unit with a fitted illuminated mirror over. There is a towel radiator, tiled walls, extractor and down lights.

Bedroom Two

4.95m x 4.02m (16' 3" x 13' 2") There is a double glazed window to the rear of the property, range of fitted wardrobes and complementing furniture, radiator, down lights, television point, bamboo flooring and a door to the en-suite shower room.

Bedroom Two En-Suite Shower Room

2.58m x 1.92m (8' 6" x 6' 4") There is a frosted double glazed window to the rear of the property, fully tiled double shower cubicle with a chrome mixer shower, low level w.c, and a wash hand basin inset to a vanity unit with a fitted illuminated mirror over. There is a towel radiator, tiled walls, extractor and down lights.

Bedroom Three

6.17m x 4.12m (20' 3" x 13' 6") There is a double glazed box bay window to the front of the property and double glazed windows to both sides. There are fitted wardrobes, feature brick built fireplace, radiators and carpet flooring.

Bedroom Four

3.23m x 3.20m (10' 7" x 10' 6") There is a double glazed window to the side of the property, feature brick built fireplace, radiator and bamboo flooring.

Bedroom Five

3.09m x 2.40m (10' 2" x 7' 10") There is a double glazed window to the side of the property, large fitted cupboard, radiator and bamboo flooring.

Bathroom

1.91m x 1.88m (6' 3" x 6' 2") There is a frosted double glazed window to the side of the property, panelled bath with shower over and an antique style mixer tap with hand shower attachment, pedestal wash hand basin, low level w.c, towel radiator and tiled walls and flooring.

Separate W.C

There is a double glazed window to the side of the property, low level w.c and bamboo flooring.

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Exterior

Rear Garden

20.20m x 18.60m (66' 3" x 61' 0") This wonderful landscaped garden features an Indian sandstone patio area immediately to the rear of the property which leads to a further large paved patio area to one side of the garden where there is a summer house and a large timber built cabin with a garden store room behind. To the rear of the garden is a further raised paved patio area which steps down to a lawned garden.

To the side of the property is a timber shed and an enclosed Indian sandstone courtyard area with a gate to the front of the property.

Front Garden/Driveway

This property benefits from a generous size front garden which is predominantly blocked paved and provides ample off street parking via secure metal gates. This area also features a lawned and paved garden area with a timber built pagoda.

Council Tax Band

The council tax band is E.

Agents Note

Our vendor had advised us that the property benefits from fourteen solar panels and two storage batteries.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(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	

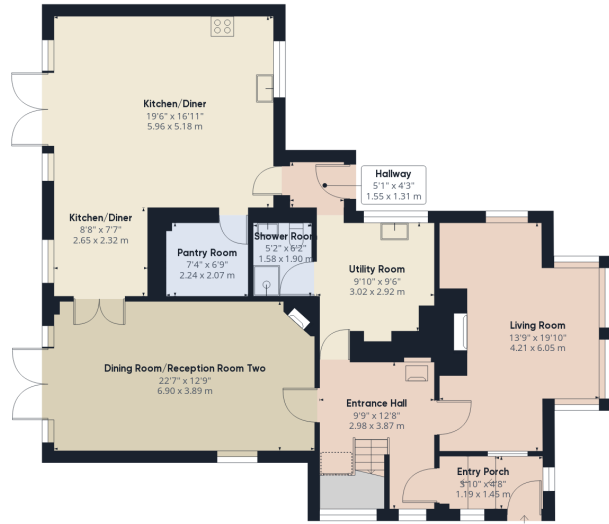


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

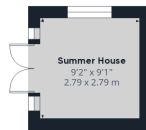
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2868.14 ft²
266.46 m²

Reduced headroom

26.73 ft²
2.48 m²

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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