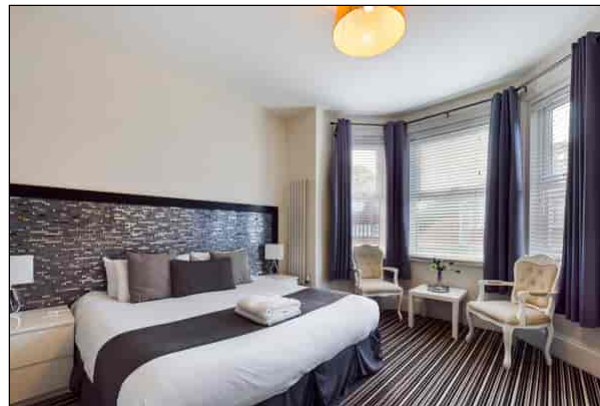




Terence Painter

ESTATE AGENTS

- Detached Guest House
- Central Broadstairs Location
- Close to Station & Beaches
- Nine Guest Bedrooms
- Three Owners Bedrooms
- Eleven En Suites
- Two Reception Rooms
- 26ft Owners Living Room
- Kitchen
- Laundry & Boiler Room
- Gardens Front & Rear
- Parking to the Rear



20 Queens Road, Broadstairs, Kent. CT10 1NU.

Freehold £1,500,000

SUBSTANTIAL DETACHED GUEST HOUSE LOCATED WITHIN THE HEART OF BUSY BROADSTAIRS

This spacious detached guest house has within recent years undergone a major re-modelling and improvement programme and now provides nine generous well presented en-suite guest rooms together with spacious three bedroom owners accommodation.

Situated close to the busy High Street and within a short distance of the the towns station, glorious sandy beaches and an eclectic range of bars & restaurants makes this a popular venue for new guests and repeat visitors.

Brought to the market due to retirement this property offers the ideal opportunity for an owner operator or family business. Included within the sale are all fixtures & fittings appertaining to the business.

Viewings are strictly by appointment through the sole selling agents.

Ground Floor

Entrance

Via feature wood door with ornate leaded light and coloured glass side windows. Spacious entrance hall with oak wood flooring. Part panelled walls. Doors leading to guests dining rooms and owners accommodation, cloakroom/W.C. and basement. Stairs to upper floors.

Dining Room One

5.730m x 4.060m (18' 10" x 13' 4") Double wooden doors from entrance hall. Double glazed bay window to front. Oak wood floor. Painted wood panelling to dado height. Feature marble and cast iron fireplace. Picture rail and coving. Two radiators. Fitted breakfast counter. Side fire exit door.

Dining Room Two

5.730m x 3.820m (18' 10" x 12' 6") Double wooden doors from entrance hall. Double glazed bay window to front. Oak wood floor. Painted wood panelling to dado height. Picture rail and coving. Radiators. Side fire exit door.

Cloakroom/WC

Fitted with low level W.C and wash hand basin. Tiled floor.

Kitchen

3.690m x 3.590m (12' 1" x 11' 9") Fitted with a range of storage cupboards. Granite work surface area with inset sink. Recess for range cooker. Plumbing for washing machine and dishwasher. Space for fridge-freezer. Tiled floor. Two double glazed windows to side. Fluorescent strip light. Door to owners living room.

Owners Living Room

8.160m x 4.030m (26' 9" x 13' 3") Spacious room with double glazed window to rear and double glazed French doors to side leading to the rear garden. Two radiators. Fitted carpet. Doors to office and owners bedroom three/study.

Office

3.13m x 2.440m (10' 3" x 8' 0") Fitted desk. Radiator. Fitted carpet. Radiator. Doors leading to owners bedrooms one & two and entrance hall.

Owners Bedroom One & En Suite

4.470m x 3.160m (14' 8" x 10' 4") Double glazed window to rear. Radiator. Door to en-suite bathroom fitted with panelled bath, wash basin and WC. Tiled walls and floor. Ladder style radiator. Double glazed window to side.

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Owners Bedroom Two & En Suite

3.810m x 3.610m (12' 6" x 11' 10") Two double glazed windows to side. Range of fitted wardrobes. Coved ceiling. Picture rail. Door to en-suite shower room with shower cubicle, low level W.C. and wash hand basin. Double glazed window to side.

Owners Bedroom Three/Study

4.650m x 2.060m (15' 3" x 6' 9") Fitted desk. Radiator. Double glazed window to rear.

First Floor

Bedroom One (Family Room) & En Suite

Family Room consisting two adjoining rooms. Main room measuring 3.85m x 4.71m narrowing to 2.81m (12' 8" x 15' 5" to 9' 3"). Double glazed window to rear, radiator, carpet, fitted dressing table. Door to en-suite and door to children's room measuring 2.02m x 1.80m (6' 7" x 5' 11"). Double glazed window to rear, radiator, carpet, fitted bunk beds.

En-suite with tiled walls and floor, wash hand basin, W.C., shower cubicle, radiator, double glazed window to side.

Bedroom Two (Family Room) & En Suite

Family Room consisting two adjoining rooms. Main room measuring 3.85m x 4.73m narrowing to 2.80m (12' 8" x 15' 6" to 9' 3"). Double glazed window to rear, radiator, carpet, fitted dressing table. Door to en-suite and door to children's room measuring 2.02m x 1.80m (6' 7" x 5' 11"). Double glazed window to rear, radiator, carpet, fitted bunk beds.

En-suite with tiled walls and floor, wash hand basin, W.C., shower cubicle, radiator, double glazed window to side.

Bedroom Three & En Suite

3.590m x 2.840m (11' 9" x 9' 4") plus door well. Two double glazed windows to side. Fitted wardrobe. Fitted dressing table. Radiator. Door to en suite with tiled floor and walls, shower cubicle, wash hand basin and WC.

Bedroom Four (Family Room) & En Suite

Family Room consisting two adjoining rooms. Main room measuring 4.31m into bay x 3.980m (14' 2" x 13' 1") plus door well. Double glazed bay window to front, radiator, carpet, fitted wardrobe and dressing table. Door to en-suite and door to children's room measuring 3.20m x 2.09m (10' 6" x 6' 10"). Double glazed French doors to balcony to front, radiator, carpet, fitted bunk beds.

En-suite with tiled walls and vinyl floor, wash hand basin, W.C., shower cubicle, radiator, double glazed window to side.

Bedroom Five & En Suite

4.440m into bay x 3.960m plus door well (14' 7" x 13' 0"). Double glazed window to front. Fitted wardrobe and dressing table. Radiator. Door to en suite with tiled walls and floor. Shower cubicle, wash hand basin and WC. Double glazed window to side, radiator.

Bedroom Six & En Suite

3.580m x 2.840m (11' 9" x 9' 4") plus door recess. Two double glazed windows to side. Radiator, fitted wardrobe. Door to en suite with shower cubicle, wash hand basin and WC. Radiator. Fully tiled.

Second Floor

Bedroom Seven & En Suite

3.790m x 2.830m (12' 5" x 9' 3") plus door well. With double glazed window to rear with sea view. Radiator. Feature fireplace. Fitted wardrobe. Door to en suite with tiled walls and floor, shower cubicle, wash hand basin and WC.

Bedroom Eight & En Suite

4.030m extending to 5.760m x 3.44m to wardrobes (13' 3" x 18' 11" to 11'3"). Double glazed bay window to front. Fitted wardrobes. Radiator. Door to en suite with tiled floor and walls, shower cubicle, wash hand basin and low level WC. Radiator. Double glazed window to side.

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Bedroom Nine

3.510m x 2.090m (11' 6" x 6' 10") This room is currently being used as a store room. Double glazed window to front. Radiator.

Bedroom Ten (Two Room Suite & Shower Room)

This suite comprises: lounge area measuring 3.79m x 3.96m (12' 5" x 13' 0") with double glazed French doors leading out to a roof terrace.

Bedroom measuring 4.43m x 3.98m (14' 6" x 13' 1") with double glazed bay window to front. Radiator.

Shower Room with shower cubicle, wall and floor tiling, wash hand basin and WC.

Basement

Laundry & Boiler Room

Comprising several rooms with an overall measurement of 5.89m x 3.54m (19'4" x 11' 7"). Including gas fired boiler and hot water storage. Plumbing and space for washing machines & tumble dryers.

Exterior

Gardens & Parking

To the front of the property is a small walled garden area with room for seating. To the side and rear of the property is a driveway and parking area for several vehicles. At the rear of the property is a raised garden area with artificial lawn and planted borders.

Business Rates & Council Tax

The current Business Rateable Value is £8,400. This is not the amount payable but the amount against which the current rate is applied. The premises may be exempt from business Rates depending on the occupiers circumstances and eligibility for Small Business Relief. The owners accommodation is rated with a Council Tax Band C.

Energy Performance Certificate Rating - 53 Band C



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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

53 This is how energy efficient the building is

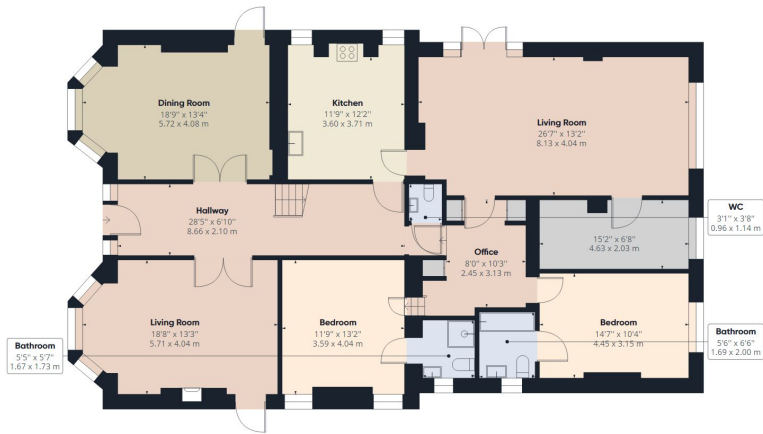


Viewing strictly by prior appointment with the Selling Agents
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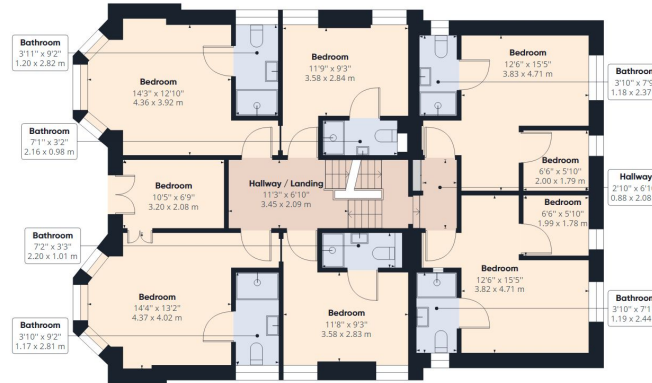
Email: sales@terencepainter.co.uk

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

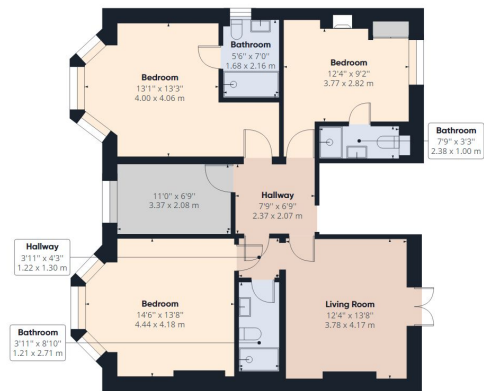
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

4157.26 ft²

386.22 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.

GIRAFFE360

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