



Terence Painter

ESTATE AGENTS

- Detached Chalet Style Home
- Four Double Bedrooms
- Flexible & Spacious Living Accommodation
- 19'2" Garden Room
- Chess Board Estate Location
- No Forward Chain
- Stunning Specification Throughout
- Double Driveway
- Luxurious Fitted Kitchen & Seperate Utility Room
- Three En-Suite Bedrooms



11 Kings Avenue, Broadstairs, Kent. CT10 1DJ.

Freehold £735,000

Truly Stunning & Versatile Four Double Bedroom Detached Chalet House — Perfect for Family Living Situated on the Highly Sought-After Chessboard Estate, Broadstairs

This exceptional four double bedroom detached chalet house is a true credit to its current owners, who have thoughtfully extended, remodelled, and refurbished the property to an outstanding standard throughout. Offered to the market with no forward chain, this impressive home has been designed with family living in mind, combining space, style, and versatility.

On the ground floor there is a welcoming entrance hall featuring a bespoke wooden staircase and glazed Crittall-style French doors leading into a striking open-plan kitchen, dining, and living area. The luxury fitted kitchen includes high-end finishes and appliances, complemented by a separate utility room. Two sets of double glazed Crittall-style French doors open out to the rear garden, flooding the space with natural light. To the front of the property are two generous double bedrooms — one enjoying direct access to a stunning hotel-style shower room.

On the first floor are two further spacious double bedrooms, both with beautifully appointed en-suite bathrooms.

The exterior continues to impress with a low-maintenance rear garden featuring a stylish fitted pergola and a large timber-built garden room with fitted kitchen and shower room/w.c — ideal for use as a guest suite, home office, studio, or leisure space.

To the front there is a private resin driveway providing off-street parking for two vehicles. Positioned on Kings Avenue, within the desirable Chessboard Estate, this home is ideally located less than half a mile from Broadstairs' beautiful beaches and vibrant High Street, where you'll find a variety of shops, cafés, restaurants, and schools, along with excellent transport links including high-speed rail services to London. For further details or to arrange a viewing, please contact the Sole Selling Agents, Terence Painter, on 01843 866866

## Ground Floor

### Entrance

Access into the property is via a composite front door with sidelights.

### Entrance Hall

6.05m x 1.69m (19' 10" x 5' 7") This is an impressive size welcoming entrance hall with a bespoke wooden staircase to the first floor, under stairs cloak cupboard, wood effect tiled flooring with underfloor heating, French doors to the open plan kitchen/dining/living room and doors to two of the bedrooms and the Jack and Jill shower room.

### Open Plan Kitchen/Dining/Living Room

7.92m x 5.20m (26' 0" x 17' 1") This generous size and well defined room features a stunning fitted kitchen with a large complementing island/breakfast bar unit. There is space and plumbing for an American style fridge/freezer and dual fuel range cooker with an extractor hood over. There is a circular stainless steel sink unit inset to quartz worktops with complementing upstands, localised wall tiling, under unit lighting and feature pendant lighting over the island/breakfast bar unit.

The remainder of this room features ample space for a large sofa, large dining table and chairs. There are two sets of double glazed French doors to the rear which provide access to the garden, down lights, media points a wood effect tiled flooring with underfloor heating.

### Utility Room

There is a range of wall and base units with space and plumbing for a washing machine, tumble dryer and dishwasher. There is stainless steel sink unit inset to quartz worktops with complementing upstands, localised wall tiling, down lights and wood effect tiled flooring with under floor heating.

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### **Bedroom One/Reception Room**

3.58m x 3.11m (11' 9" x 10' 2") There is a box bay window to the front of the property, television point, radiator and carpet flooring.

### **Bedroom Two**

4.41m x 3.015m (14' 6" x 9' 11") There is a box bay window to the front of the property, door to the Jack and Jill shower room, television point, radiator and carpet flooring.

### **Jack & Jill Shower Room**

3.12m x 1.56m (10' 3" x 5' 1") There is a frosted double glazed window to the side of the property, fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment, wash hand basin inset to a vanity unit, low level w.c, towel radiator and fully tiled walls and flooring.

### **First Floor**

#### **Landing**

There is a Velux window to the side of the property, down lights, carpet flooring and doors leading of to the remaining two bedrooms.

### **Bedroom Three**

4.95m x 3.81m (16' 3" x 12' 6") There are double glazed French doors to the rear of the property with glazed balcony, two Velux windows to the side of the property, radiator, television point, eaves storage cupboard and a door to the en-suite shower room.

### **En-Suite Shower Room**

2.57m x 1.47m (8' 5" x 4' 10") There is a Velux window to the side of the property, fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment, wash hand basin inset to a vanity unit, low level w.c, electric shaver point, wall light, towel radiator and part tiled walls and flooring.

### **Bedroom Four**

4.94m x 3.62m (16' 2" x 11' 11") There is a double glazed window to the front of the property, radiator, television point, eaves storage cupboard and a door to the en-suite shower room.

### **En-Suite Shower Room**

2.58m x 1.48m (8' 6" x 4' 10") There is a Velux window to the side of the property, fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment, wash hand basin inset to a vanity unit, low level w.c, electric shaver point, wall light, towel radiator and part tiled walls and flooring.

### **Exterior**

#### **Rear Garden**

This attractive brick-paved rear garden features a stylish herringbone design and sleeper-style raised flower beds. A fitted metal pergola provides a focal point, complemented by outside lighting, power points, and a side access gate. To the rear stands a timber-built garden room, with a gated garden store area located to the rear and side for additional storage.

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### Garden Room

5.83m x 3.85m (19' 2" x 12' 8") This versatile timber-built space offers a multitude of potential uses. It features a well-appointed shower room/W.C and a fitted kitchen, making it ideal for use as a guest suite, home office, studio, or leisure room. The property is equipped with an electric radiator, lighting, and power points for convenience.

### Driveway

There is a resin double width driveway to the front of the property.

### Council Tax Band

The council tax band is C.

### Anti Money-Laundering Checks

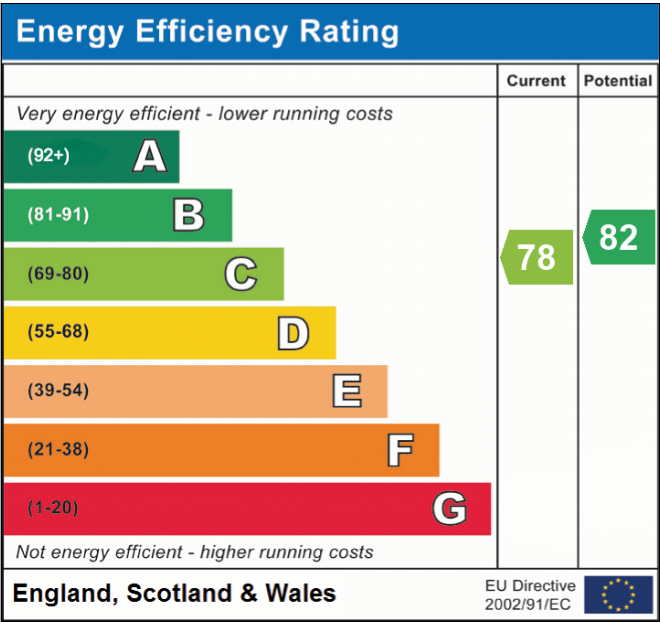
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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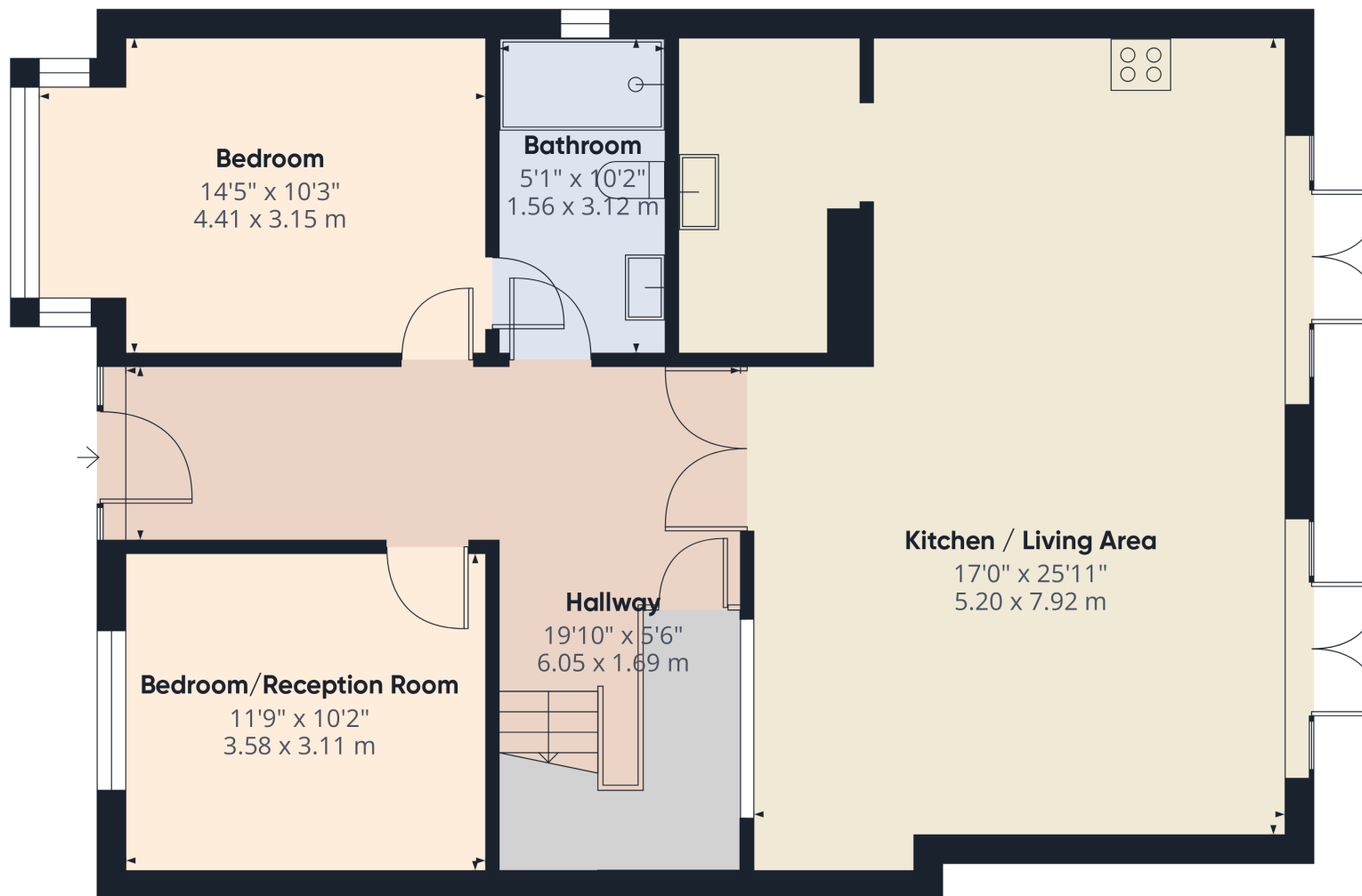
**£735,000**





Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area<sup>(1)</sup>

992 ft<sup>2</sup>

92.1 m<sup>2</sup>

(1) Excluding balconies and terraces

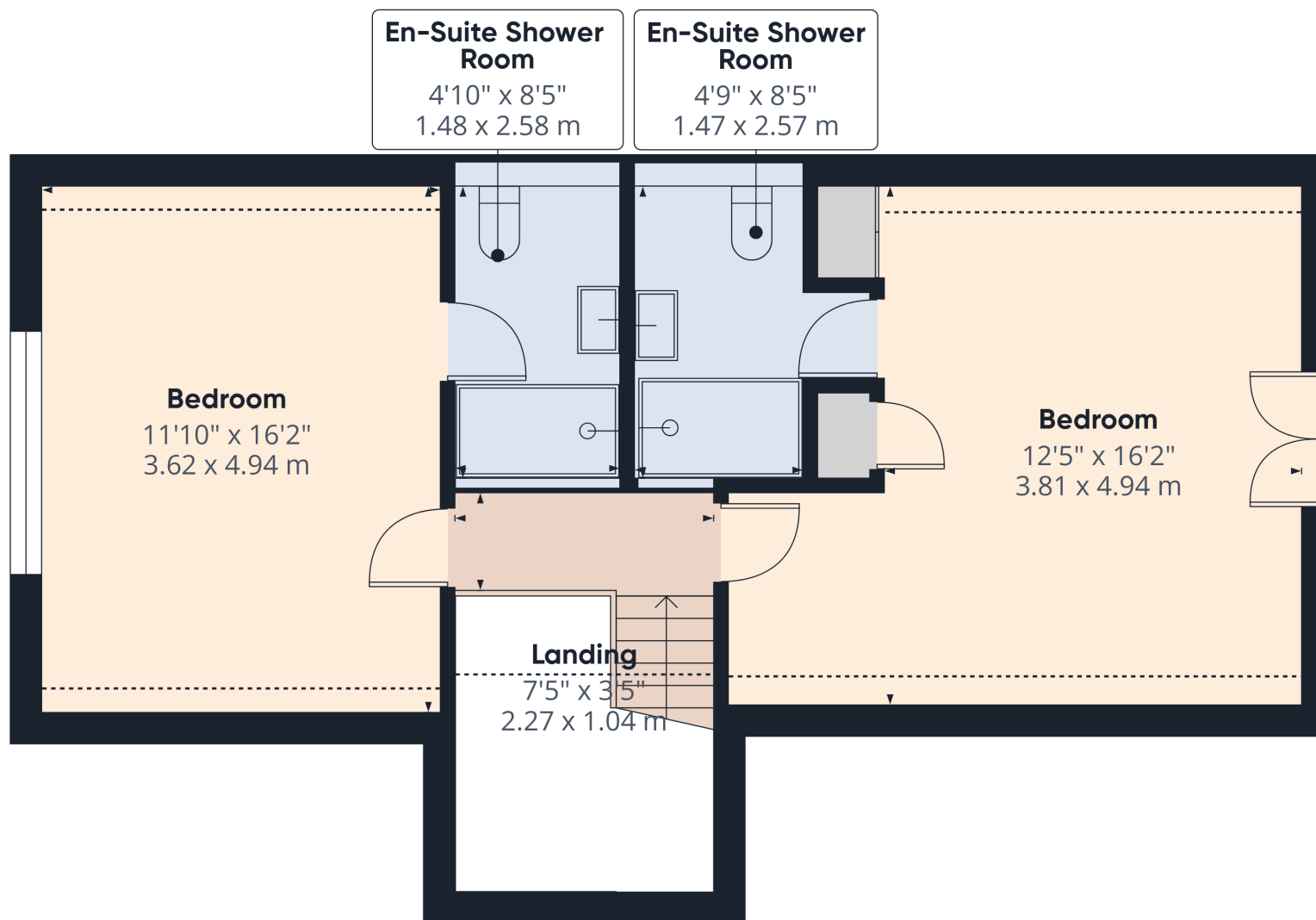
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1

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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

551 ft<sup>2</sup>

51.2 m<sup>2</sup>

**Reduced headroom**

42 ft<sup>2</sup>

3.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

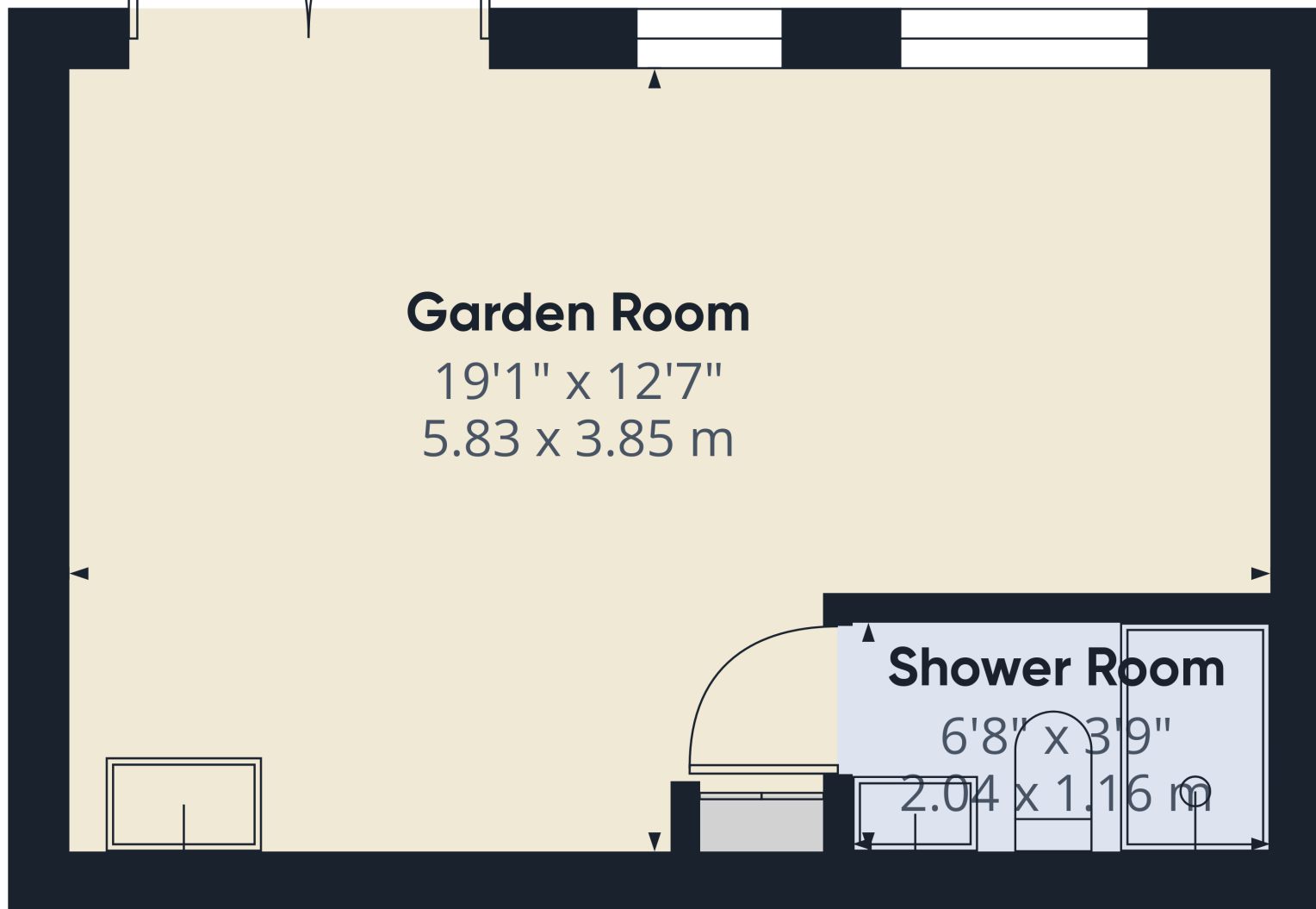
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2

Approximate total area<sup>(1)</sup>

240 ft<sup>2</sup>  
22.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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