

Terence Painter

ESTATE AGENTS



- Semi Detached Period Home
- Six / Seven Bedrooms
- One / Two Reception Rooms
- Five Bathrooms
- Spacious & Flexible Living Accommodation Arranged Over Three Floors
- Located within Close Proximity of The Beach, Cliff Top Walks, Schools & Transport Links
- Well Appointed 24'11" Kitchen/Diner With Double Glazed Doors To The Garden
- Low Maintenance Rear Garden
- Beautifully Presented Accommodation
- Many Original Features

41 West Cliff Road, Broadstairs, Kent. CT10 1PU.

Freehold £750,000

A TRULY STUNNING EXAMPLE OF A TRADITIONAL FAMILY HOME OFFERING AN ABUNDANCE OF LIVING SPACE IDEALLY LOCATED WITHIN YARDS OF THE BEACH & AMENITIES! This stunning individual home is located within easy access of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is ideally located within close proximity of the property 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 a mile of the property.

This wonderful home offers spacious and versatile accommodation arranged over three floors. On the ground floor there is a welcoming entrance hall with an impressive staircase, 18'8" principle lounge, second reception room/bedroom seven with an en-suite shower room and a beautifully appointed 24'11" kitchen/diner.

On the first floor there is a w.c and three en-suite double bedrooms including the master bedroom which also boasts a private balcony.

On the second floor are three further bedrooms and a modern bathroom.

Externally the property features a low maintenance landscaped rear garden with an abundance of Mediterranean and tropical planting.

This really is a unique and impressive family home in a fabulous location. For further information or to arrange a visit please call Terence Painter Estate Agents today on 01843 866 866

Ground Floor

Entrance

Access into the property is via a part glazed wooden front door.

Entrance Porch

There are picture rails, dado rails, coving and glazed French doors to the entrance hall.

Entrance Hall

This is an impressive entrance hall featuring carpeted stairs to the first floor, large under stairs cupboard, radiator, dado rails, coving and carpet flooring.

Principal Lounge

5.70m x 4.25m (18' 8" x 13' 11") This fantastic size room features a large double glazed box bay window to the front of the property with fitted shutter style blinds, features cast iron fireplace with tiled detail, high level skirting boards, picture rail, coving, radiator, media points and carpet flooring.

Reception Two/Bedroom Seven

3.67m x 2.87m (12' 0" x 9' 5") The current vendors use this room as a second reception room. There are double glazed French doors to the garden, attractive cast iron fireplace with tiled detail and wooden surround, high level skirting boards, picture rail, coving, radiator and a door to the en-suite shower room.

En-Suite Shower Room

2.24m x 1.00m (7' 4" x 3' 3") There is a fully tiled shower cubicle, low level w.c, pedestal wash hand basin with an illuminated mirror over, towel radiator, down lights and fully tiled walls and flooring.

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Kitchen/Diner

7.60m x 3.65m (24' 11" x 12' 0") This is an impressive size and well defined room featuring an extensive range of fitted shaker style wall, base and drawer units with space and plumbing for a dual fuel range cooker with an extractor hood over, washing machine, dishwasher and fridge/freezer. There are two sink units, breakfast bar area, wooden and laminate worktops with upstands and feature lighting. To the rear of the room is ample space for a large dining table and chairs, double glazed French doors with side lights to the garden, double glazed door to the side which also provides access to the garden, two further large double glazed windows to the side, down lights, television point and tiled flooring.

First Floor

Landing

This is a split level landing featuring a large airing cupboard which houses the combination boiler and water cylinder, picture rail, high level skirting boards, radiator and carpet flooring.

Principal Bedroom

5.79m x 4.71m max (19' 0" x 15' 5") This wonderfully proportioned bedroom is flooded with natural light thanks to a large double glazed box bay widow to the front of the property and double glazed French doors which open up to a small balcony area. There is an attractive feature fireplace, picture rail, coving, high level skirting boards, television point, radiator, carpet flooring and a door to the en-suite shower room.

Principal Bedroom En-Suite

3.22m x 1.21m (10' 7" x 4' 0") There is a w.c, pedestal wash hand basin, fully tiled shower cubicle, radiator, down lights and tiled walls and flooring.

Bedroom Two

3.42m x 2.94m (11' 3" x 9' 8") The current vendors use this room as a dressing room. There is a double glazed window to the rear of the property with fitted shutter style blinds, feature cast iron fireplace with tiled detail, high level skirting boards, picture rail, coving and carpet flooring. There is a door to the en-suite shower room.

Bedroom Two En-Suite

2.37m x 1.00m (7' 9" x 3' 3") There is a fully tiled shower cubicle, low level w.c, pedestal wash hand basin, towel radiator, down lights and fully tiled walls and flooring.

Bedroom Three

3.82m x 3.64m (12' 6" x 11' 11") There is a double glazed window to the rear of the property with a fitted shutter style blind, radiator, picture rail, television point, carpet flooring and a door to the en-suite bathroom.

Bedroom Three En-Suite

2.44m x 1.74m (8' 0" x 5' 9") There is a double glazed window to the side of the property, panelled bath with mixer tap with shower attachment, low level w.c, pedestal wash hand basin with a mirror over, radiator, down lights and fully tiled walls and flooring.

W.C

There is a double glazed window to the front of the property with fitted shutter style blinds, low level w.c, wash hand basin, radiator and tiled flooring.

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Second Floor

Landing

There is a double glazed dormer window to the rear of the property, loft hatch, picture rail, radiator and carpet flooring.

Bedroom Four

4.11m x 3.77m (13' 6" x 12' 4") There is a double glazed dormer window to the rear of the property with fitted shutter style blinds, feature cast iron fireplace, radiator and carpet flooring.

Bedroom Five

4.19m x 3.65m (13' 9" x 12' 0") There is a double glazed dormer window to the front of the property with fitted shutter style blind, feature cast iron fireplace, radiator and carpet flooring.

Bedroom Six

3.60m x 2.07m (11' 10" x 6' 9") There is a double glazed dormer window to the front of the property with fitted shutter style blind, radiator and carpet flooring.

Bathroom

2.50m x 1.40m (8' 2" x 4' 7") There is a panelled bath with an antique style mixer tap with a hand shower attachment, low level w.c, pedestal wash hand basin, radiator, extractor, down lights and tiled walls and flooring.

Exterior

Rear Garden

8.09m x 6.51m (26' 7" x 21' 4") This well presented low maintenance rear garden is mainly paved with an eclectic range of tropical and Mediterranean planting. There are two timber sheds, feature lighting and a rear access gate.

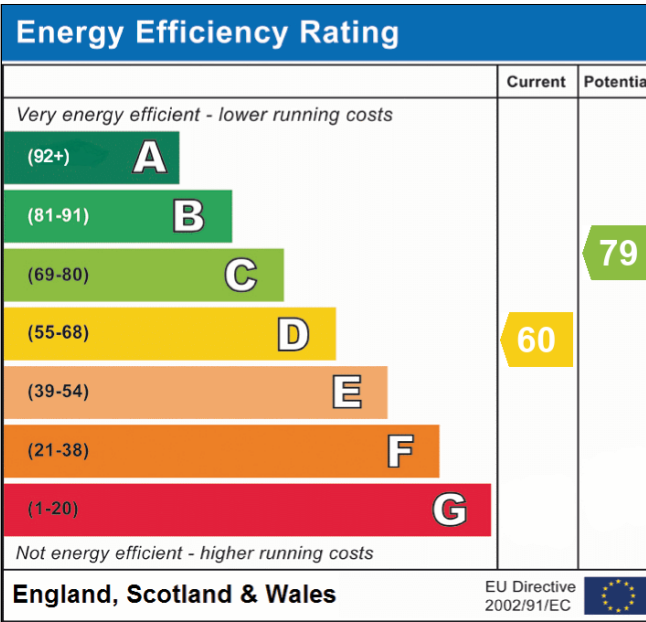
Council Tax Band

This property is a council tax band D.



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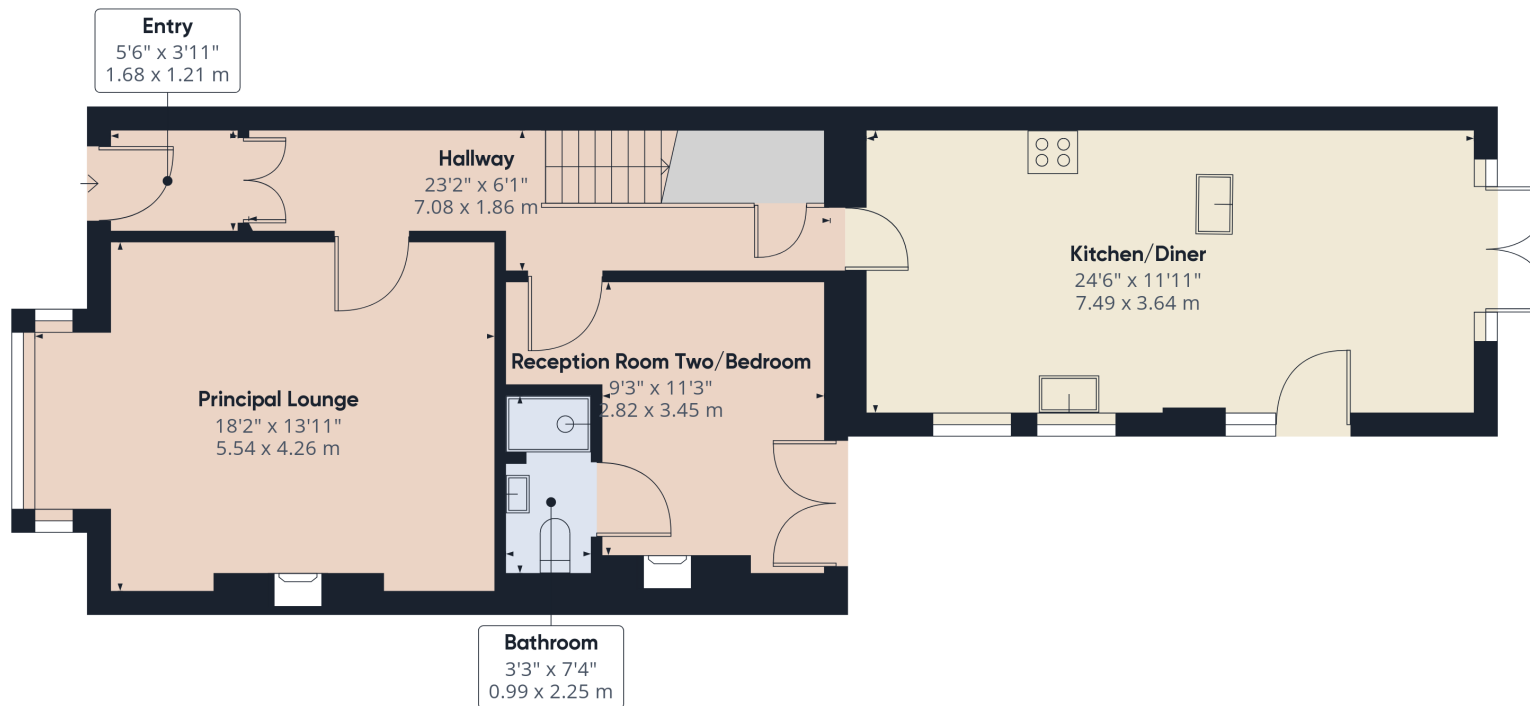


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

834.68 ft²
77.54 m²

(1) Excluding balconies and terraces

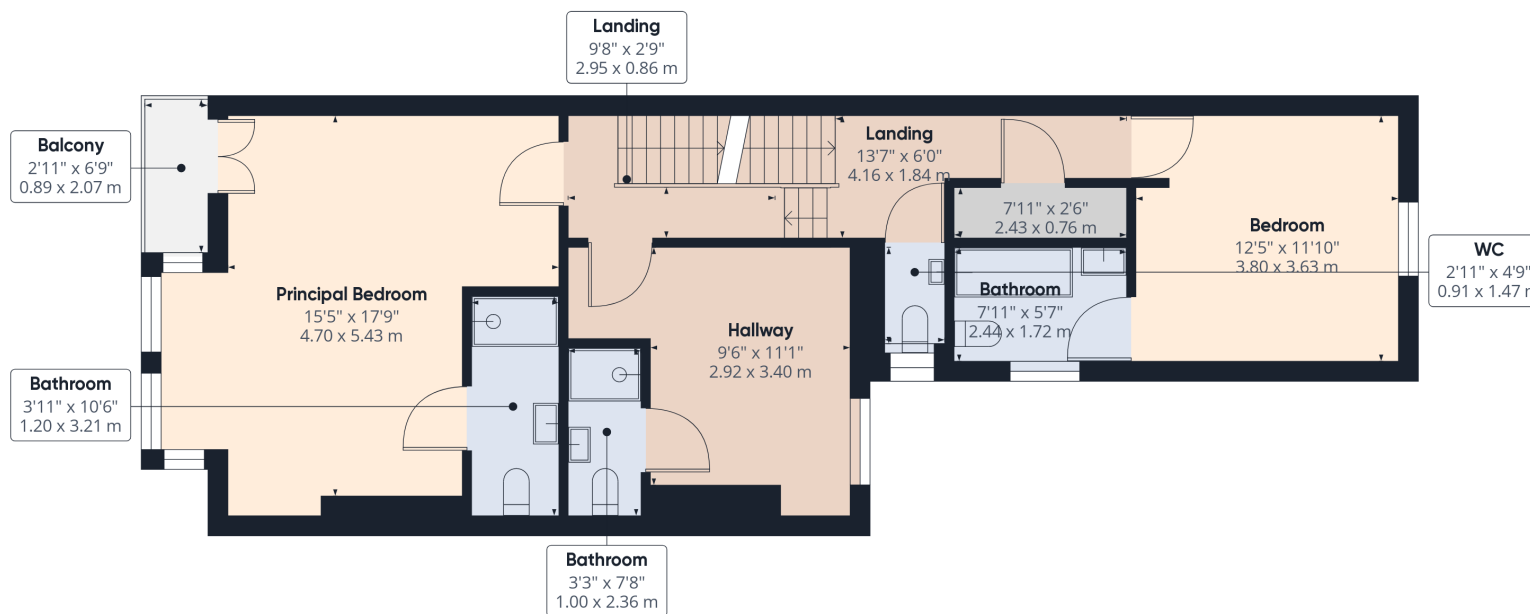
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor

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Approximate total area⁽¹⁾

821.76 ft²
76.34 m²

(1) Excluding balconies and terraces

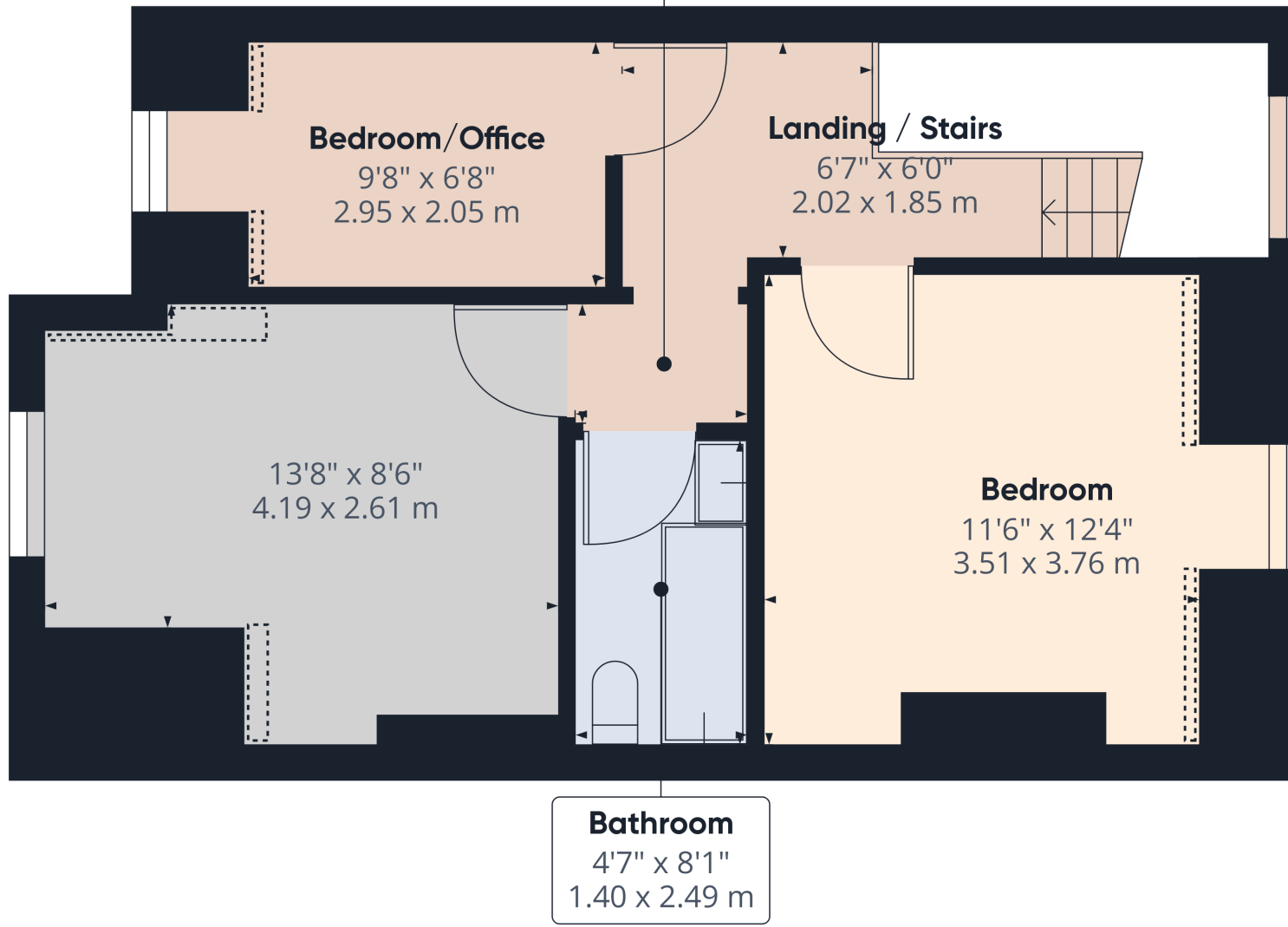
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Floor 1

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Floor 2

Approximate total area⁽¹⁾

468.27 ft²
43.5 m²

Reduced headroom

13.2 ft²
1.23 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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