



Terence Painter

ESTATE AGENTS

- Grade II Listed Cottage
- Two Bedrooms
- Central Broadstairs Location
- No Forward Chain
- Extended Accommodation
- Lounge with Inglenook Fireplace
- Fitted Kitchen
- 20'1" Dining Room/Study
- Court Yard Style Garden
- Located Within Yards of Viking Bay & Town Centre
- Well Appointed Bathroom
- Cash Buyers Only!



Serene Cottage, Serene Place, Broadstairs, Kent. CT101LN.

Freehold £335,000

CASH BUYERS ONLY! PICTURE PERFECT COTTAGE IN THE HEART OF BROADSTAIRS WITH NO FORWARD CHAIN!

This is an extremely rare opportunity to acquire this beautiful and unique Grade II Listed cottage situated in the heart of Broadstairs, within only metres of the picturesque sands of Viking Bay, High Street with its eclectic mix of local shops, bars, restaurants and train station with its fast links to London. The property is also in the catchment area of both of the local Primary Infant and Junior Schools both of which received an "outstanding " report from their latest Ofsted inspection.

Steeped in history and charm, Serene Cottage is believed to date back to 1603 and boasts an abundance of original features. The extended accommodation of this home is arranged over three floors. On the ground floor is a lounge with an impressive inglenook fireplace, fitted kitchen and a 20'1" dining room/study. On the first floor is a well appointed bathroom and a double bedroom with a brick built fireplace and stairs leading up to bedroom two. Externally this home boast a courtyard style garden.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access is via a glazed wooden front door which leads into the lounge.

Lounge

3.68m x 3.33m (12' 1" x 10' 11") There is a sash window to the front of the property, doors to the kitchen and staircase, impressive inglenook fireplace, open recessed bookcase, exposed ceiling beam, radiator, carpet flooring and television and telephone points.

Kitchen

3.32m x 2.29m (10' 11" x 7' 6") There are two windows to the rear of the property and a window and door through to the dining room/study. The kitchen comprises a matching range of wall, base and drawer units with space for an electric cooker. There is a ceramic sink inset to roll top worksurfaces, two built in storage cupboards, radiator and tiled flooring.

Dining Room/Study

6.12m x 3.38m narrowing to 2.28m (20' 1" x 11' 1" narrowing to 7'6") In the dining room area there is a polycarbonate roof light, door to the garden, wall light, radiator, built in storage cupboard and slate tiled flooring. The study area features a window to the side overlooking the garden, wall light and slate tiled flooring.

First Floor

Landing

There are wooden floorboards and a door to the bathroom. The landing is open to bedroom one.

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Bathroom

3.04m x 2.30m (10' 0" x 7' 7") There is a window to the rear of the property, panelled bath, low level w.c, pedestal wash basin, built in linen cupboard, radiator and wooden floorboards.

Bedroom One

4.62m x 3.40m (15' 2" x 11' 2") There is a sash window to the front of the property, impressive brick built fireplace, exposed ceiling beams, radiator, carpet flooring and stairs up to bedroom two.

Second Floor

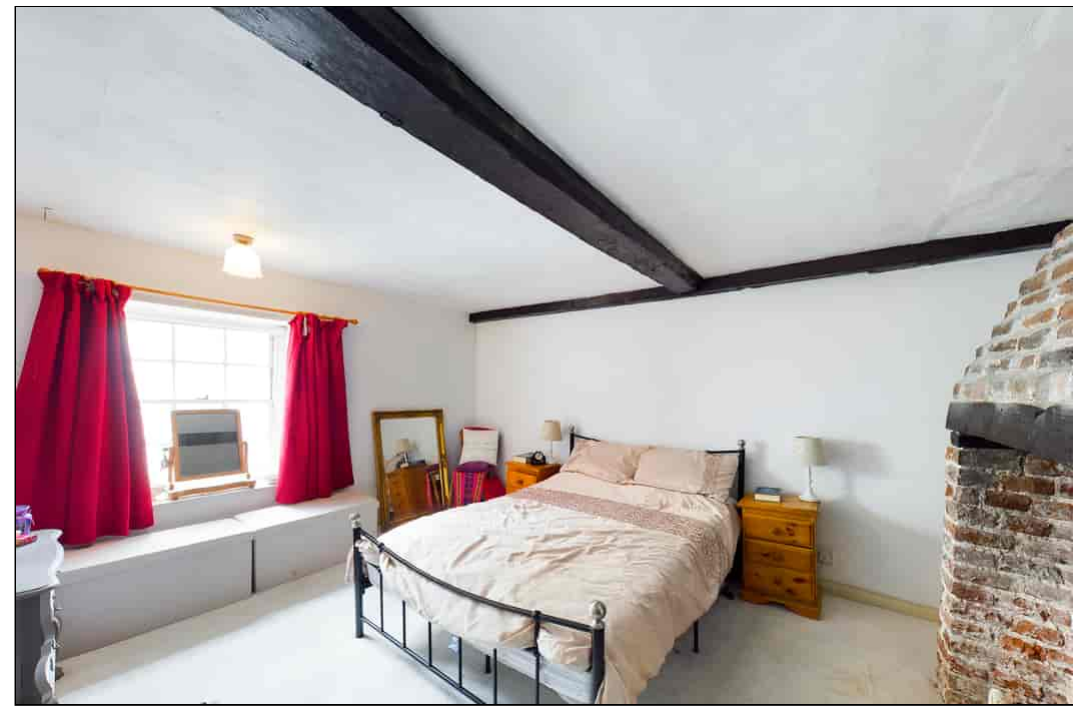
Bedroom Two

4.43m x 3.66m (14' 6" x 12' 0") This double aspect room features dormer windows to the front and rear of the property, radiator and carpet flooring.

Exterior

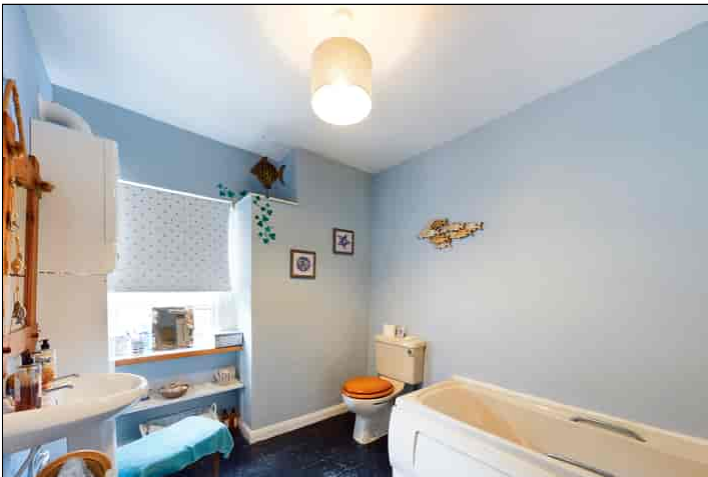
Rear Garden

2.87m x 2.13m (9' 5" x 7' 0") This courtyard garden features a brick built raised flower bed.



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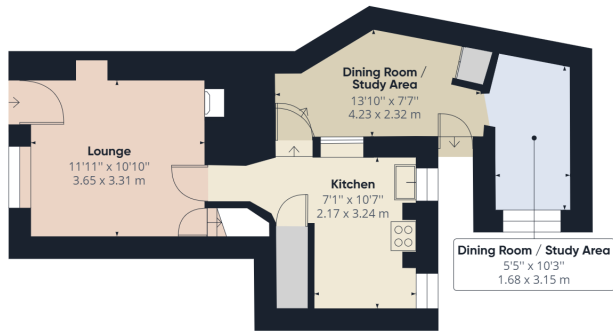


Viewing strictly by prior appointment with the Selling Agents
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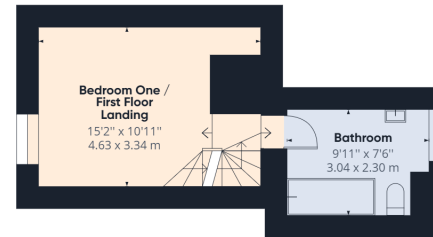
Email: sales@terencepainter.co.uk

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

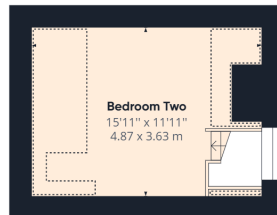
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

823.49 ft²
76.50 m²

Reduced headroom

58.94 ft²
5.48 m²

(1) 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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