

Terence Painter

ESTATE AGENTS



- Detached House
- Four - Five Bedrooms
- Two / Three Reception Rooms
- 98' South Facing Rear Garden
- Prestigious Park Avenue Location
- Family Bathroom and Two En-Suite Bedrooms
- Beautifully Appointed Kitchen/ Breakfast Room with Granite Worktops & Integrated Appliances
- Utility/Boot Room
- Converted Garage Room
- Very Large Blocked Paved Driveway

88 Park Avenue, Broadstairs, Kent. CT10 2EZ.

Freehold £625,000

TURN THE KEY AND MOVE STRAIGHT INTO THIS SPACIOUS AND WELL PRESENTED FAMILY HOME WHICH OFFERS WAY MORE THAN MEETS THE EYE!

Located in sought after Park Avenue and within one miles radius of the railway station, schools, town amenities, bars and restaurants is this spacious detached house, which has been much loved and well maintained by the current owners.

The spacious and versatile accommodation of this home includes a welcoming entrance hall, converted garage room which the current vendors have set up as a dog grooming parlour, cloakroom/w.c, double aspect lounge with log burner, beautifully appointed kitchen/breakfast room with integrated appliances and granite worktops and dining room with French doors to the garden. There is a large utility/boot room and a third reception room/fifth bedroom which the current vendors use as a second lounge and features French doors to the garden.

On the First floor is the family bathroom and four bedrooms with two benefiting from en-suite shower rooms.

Externally this home really can't fail to impress with a beautifully maintained 98' south facing rear garden with a timber built summer house and large shaped Indian sandstone patio area. To the front of the property is a very large blocked paved driveway which provides an abundance of off street parking.

This truly impressive home is an opportunity not to be missed! Call the sole agents Terence Painter on 01843 866 866 for your appointment to view.

Ground Floor

Entrance

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

Entrance Porch

1.18m x 0.96m (3' 10" x 3' 2") There are doors leading off to the converted garage room and entrance hall.

Converted Garage Room (Without window)

4.41m x 2.21m (14' 6" x 7' 3") This room has been converted by the current vendors into a dog grooming parlour and features lighting and power points. The vendors advise us that the garage door remains in situ so can be easily converted back to a garage.

Entrance Hall

4.14m x 1.86m (13' 7" x 6' 1") There are carpeted stairs to the first floor, radiator, open doorway to the kitchen/breakfast room and doors leading off to the lounge and cloakroom/w.c.

Principle Lounge

5.43m x 3.39m (17' 10" x 11' 1") This wonderfully bright and airy double aspect room features a large floor to ceiling double glazed window to the front of the property and a double glazed window to the side. There is a feature fireplace with a log burner inset, radiators, media points and wooden flooring.

88 Park Avenue, Broadstairs, Kent. CT10 2EZ.

£625,000

Kitchen/Breakfast Room

5.39m x 3.98m (17' 8" x 13' 1") This impressive room is partly open to the dining room and features a glazed door to the utility room and a double glazed window to the rear which enjoys views over the garden. The well appointed kitchen comprises an extensive range of fitted wall, base and drawer units with a wide range of integrated appliances and space and plumbing for an American style fridge/freezer. There is a large complementing breakfast bar, granite worktops and wooden flooring.

Dining Room

3.47m x 3.10m (11' 5" x 10' 2") This double aspect room features a double glazed window to the side of the property and double glazed French doors to the rear which provide access to the garden. There is a radiator and door to the third reception room/bedroom five.

Third Reception Room/Bedroom Five

4.54m x 3.20m (14' 11" x 10' 6") This room enjoys double glazed French doors to the rear which provide access to the garden. There are storage cupboards, media points, radiator and wooden flooring.

Utility Room

4.54m x 2.14m (14' 11" x 7' 0") This generous size utility room features doors to the front and rear of the property, fitted base units with spaces and plumbing for an under counter, fridge, freezer and washing machine. There are stone effect roll top worksurfaces and tiled flooring.

First Floor

Landing

There is a loft hatch, carpet flooring and doors leading off to the bathroom and bedrooms.

Principle Bedroom

3.49m x 3.07m (11' 5" x 10' 1") There is a double glazed window to the front of the property, fitted wardrobes, carpet flooring, radiator and a door to the en-suite shower room.

Principle Bedroom En-Suite Shower Room

2.81m x 1.80m (9' 3" x 5' 11") This room features a shower cubicle, wash hand basin inset to a vanity unit, low level w.c. chrome ladder style radiator, fitted cupboards and vinyl flooring.

Bedroom Two

3.84m x 3.74m (12' 7" x 12' 3") There is a double glazed window to the front of the property, fitted wardrobes, wood effect flooring, radiator and a door to the en-suite shower room.

Bedroom Two En-Suite Shower Room

1.93m x 1.74m (6' 4" x 5' 9") This room features a shower cubicle, wash hand basin inset to a vanity unit, low level w.c., frosted double glazed window to the rear and vinyl flooring.

88 Park Avenue, Broadstairs, Kent. CT10 2EZ.

£625,000

Bedroom Three

2.70m x 2.71m (8' 10" x 8' 11") There is a double glazed window to the rear, radiator and wood effect flooring.

Bedroom Four

2.61m x 2.06m (8' 7" x 6' 9") There is a double glazed window to the rear, fitted wardrobes, radiator and wood effect flooring.

Bathroom

1.92m x 1.58m (6' 4" x 5' 2") There is a frosted double glazed window to the side of the property, panelled bath with a fitted rain style mixer shower over with a hand shower attachment, wash hand basin inset to a vanity unit, low level w.c, chrome towel radiator and vinyl flooring.

Exterior

Rear Garden

30m x 13.5m (98' 5" x 44' 3") This well maintained mature south facing garden features a large paved Indian sandstone patio area immediately to the property with a feature pond inset. The remainder of the garden is mainly laid to lawn with a wide range of mature trees, hedges and shrubs. To the rear of the garden is a timber built garden store room with double glazed French doors.

Large Blocked Paved Driveway

To the front of the property is a large blocked paved driveway which provides an abundance of off street parking.

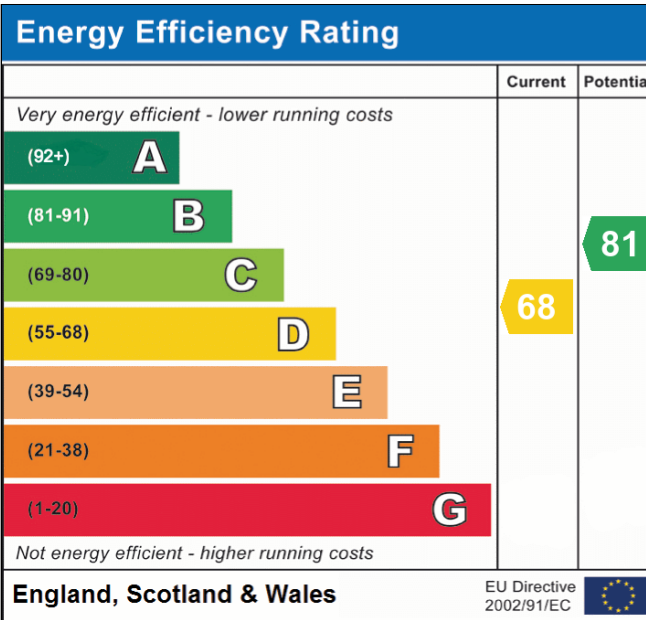
Council Tax Band

The council tax band is E.



88 Park Avenue, Broadstairs, Kent. CT10 2EZ.

£625,000

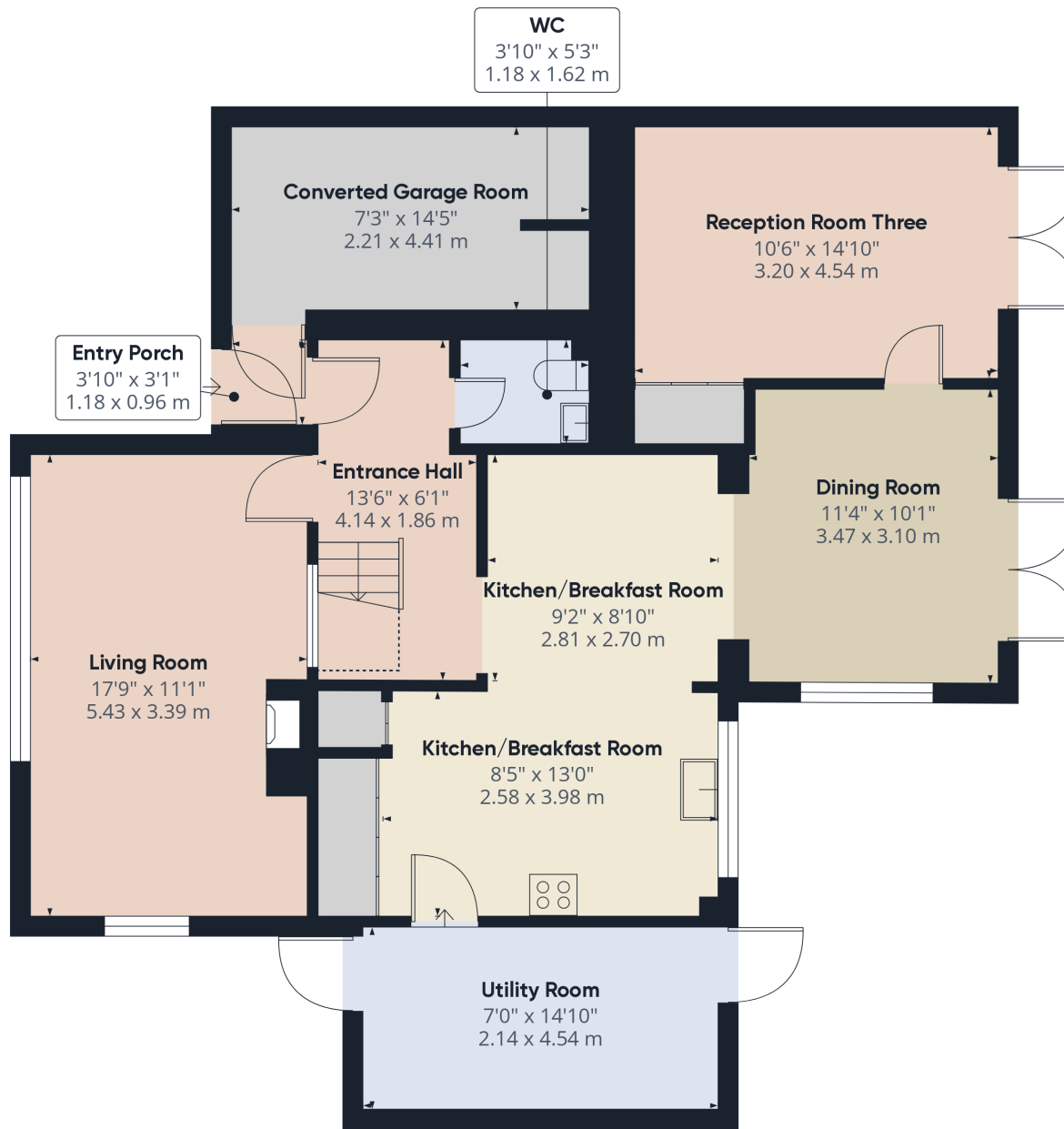


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor

Approximate total area⁽¹⁾

1013.75 ft²

94.18 m²

Reduced headroom

11.62 ft²

1.08 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

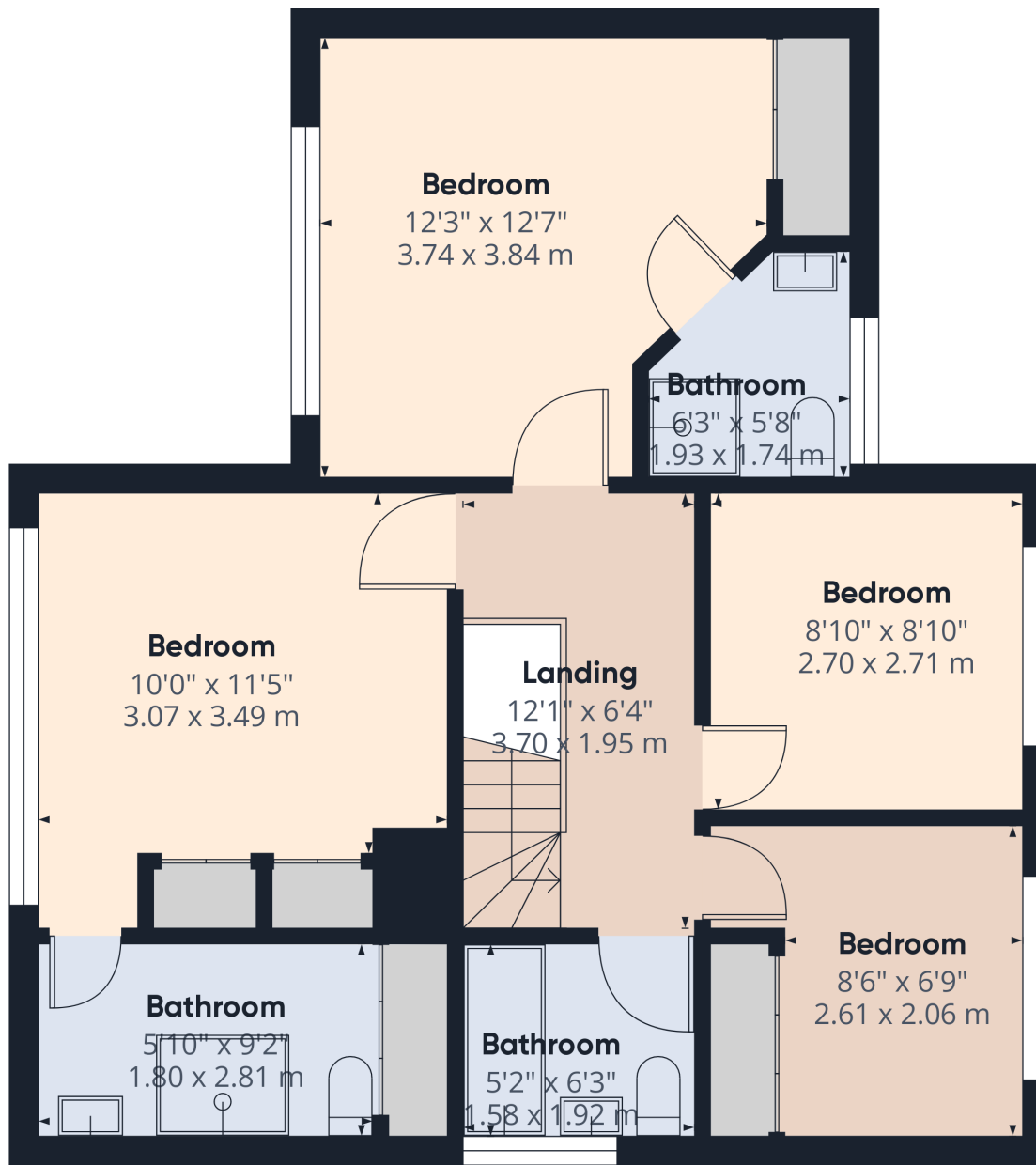
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

88 Park Avenue, Broadstairs, Kent. CT10 2EZ.

£625,000



Floor 1

Approximate total area⁽¹⁾

613.43 ft²

56.99 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

88 Park Avenue, Broadstairs, Kent. CT10 2EZ.

£625,000