

Terence Painter

ESTATE AGENTS



- Detached Chalet Bungalow
- Five Double Bedrooms
- Two En-suite Bedrooms
- Flexible & Spacious Living Accommodation
- 23'9" Lounge with Bi-Folding Doors
- Well Appointed Kitchen With Integrated Appliances
- Family Bathroom
- Stunning Views Over North Foreland Golf Course & Lighthouse
- Immaculately Presented Throughout
- 13'1" Dining Room



38 Convent Road, Broadstairs, Kent. CT10 3BE.

Freehold £720,000

THIS TRULY STUNNING FIVE DOUBLE BEDROOM DETACHED CHALET BUNGALOW OFFERS STUNNING VIEWS OVER NORTH FORELAND GOLF COURSE & LIGHTHOUSE...

This is a rare and exciting opportunity to acquire this immaculately presented home situated on a generous corner plot which runs adjacent to North Foreland Golf Club and offers views over the Approach course and distant sea and lighthouse views. The property underwent an extensive remodel and refurbishment approximately six years ago to create a spacious and versatile home which has been thoughtfully designed to make the most of the fantastic views this home now offers.

The flexible and beautifully presented accommodation of this property is arranged over two floors and comprises a welcoming entrance hall, fully fitted contemporary kitchen with an extensive range of integrated appliances. This room is open to the bright and airy 23'9" Lounge which features two sets of bi-folding doors offering stunning views and access out to the garden. The lounge is open to the dining room.

On the ground floor there is a well appointed family bathroom and four double bedrooms with two benefiting from en-suite shower rooms. On the first floor you will find another generous size double bedroom featuring double glazed French doors to the front of the property which open up to a Juliet balcony offering distant sea views and elevated views of the golf course and light house.

Externally this home has so much to offer with a landscaped 100' lawned rear garden which features a summer house, feature lighting and a raised Indian sandstone patio area which makes the most of the views.

This home really is special so please call Terence Painter Estate Agents now on to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a part glazed composite front door which leads into the entrance hall.

Entrance Hall

5.97m max x 3.394m max (19' 7" x 11' 13.5" 2") This is a large L shaped entrance hall with a radiator, telephone point, door to the stairs which lead to the first floor, down lights carpet flooring and doors leading off to the dining room, kitchen, family bathroom and three bedrooms.

Dining Room

3.99m x 3.99m (13' 1" x 13' 1") This room is open to the lounge and features a double glazed window to the front of the property, radiator and carpet flooring.

Lounge

7.25m x 3.66m (23' 9" x 12' 0") This great size room features two sets of bi-folding doors which open up one corner of the room offering stunning views and access out to the garden. At the other end of the room, the lounge is open to the kitchen and there are double glazed windows to the rear and side of the property, radiator, wall mounted media points, down lights and carpet flooring.

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Kitchen

3.36m x 3.36m (11' 0" x 11' 0") This room features a wide range of contemporary style high gloss wall, base and drawer units with integrated appliances including an electric oven/grill, fridge/freezer, dishwasher, washing machine and a gas hob with an extractor hood over. There is a stainless steel sink unit with mixer tap inset to wooden worktops with a complementing breakfast bar, localised tiling, down lights and tiled flooring.

Master Bedroom

4.99m x 3.29m (16' 4" x 10' 10") There is a double glazed window to the side of the property, radiator, television point, carpet flooring and a door to the en-suite shower room

Master Bedroom En-Suite Shower Room

2.93m x 1.31m (9' 7" x 4' 4") There is a frosted double glazed window to the side of the property, fully tiled double shower cubicle with a rain style mixer shower, wash hand basin, low level w.c, chrome ladder style towel radiator, down lights, extractor, tiled walls and flooring.

Bedroom Two

4.67m x 3.06m (15' 4" x 10' 0") There is a double glazed window to the front of the property, two built in cupboards, radiator, carpet flooring and a door to the en-suite shower room.

Bedroom Two En-Suite Shower Room

2.24m x 1.17m (7' 4" x 3' 10") There is a frosted double glazed window to the side of the property, fully tiled corner shower cubicle with a rain style mixer shower, wash hand basin with an illuminated mirror over, low level w.c, chrome ladder style towel radiator, down lights, extractor, tiled walls and flooring.

Bedroom Three

3.93m x 2.90m (12' 11" x 9' 6") There is a double glazed window to the front of the property, two built in cupboards, radiator and carpet flooring.

Bedroom Four

3.86m x 2.36m (12' 8" x 7' 9") There is a double glazed window to the rear of the property, fitted cupboard which houses the combination boiler, radiator, down lights and carpet flooring.

Bathroom

2.38m x 2.31m (7' 10" x 7' 7") There is a frosted double glazed window to the rear of the property, panelled bath with chrome mixer tap with shower attachment, pedestal wash hand basin with an illuminated mirror over, low level w.c, chrome ladder style towel radiator, down lights extractor and tiled walls and flooring.

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First Floor

Bedroom Five

6.54m x 5.61m into dormer (21' 5" x 18' 5") This generous size bedroom features two Velux windows to the rear of the property and double glazed French doors to the front which open up to a Juliet balcony with stunning distant sea views and elevated views over the golf course towards the lighthouse. There are television and telephone points, radiator and carpet flooring.

Exterior

Garden

The well maintained L-shaped garden of this home extends to the front, side and rear of the property. The garden measures approximately 100' (from front to rear) along the side of the property x 52'2". Immediately to the property is a raised Indian sandstone patio area with the remainder of the garden being mainly laid to lawn with mature trees, hedges and planting. There is a timber built summer house and views across the golf course.

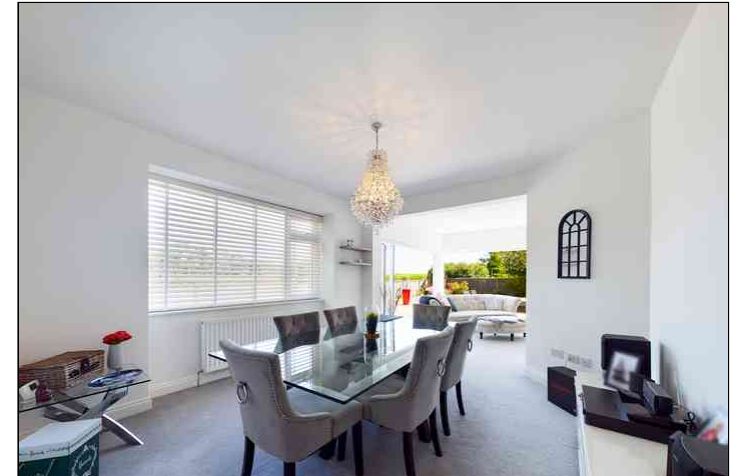
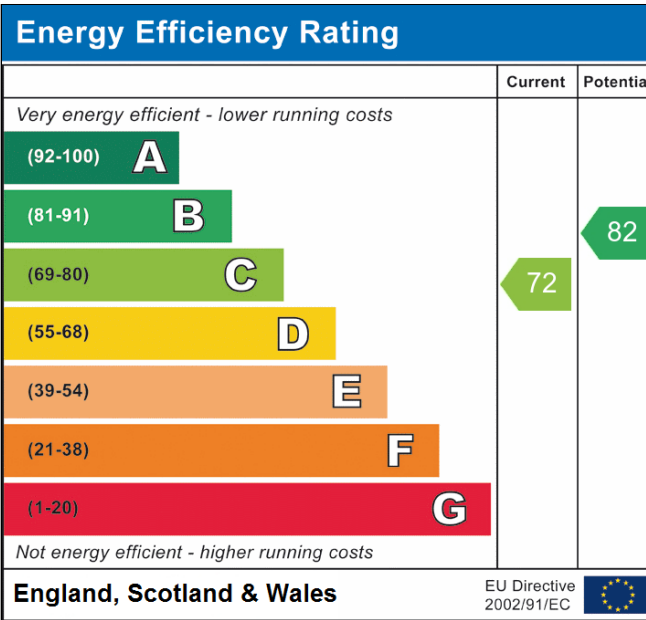
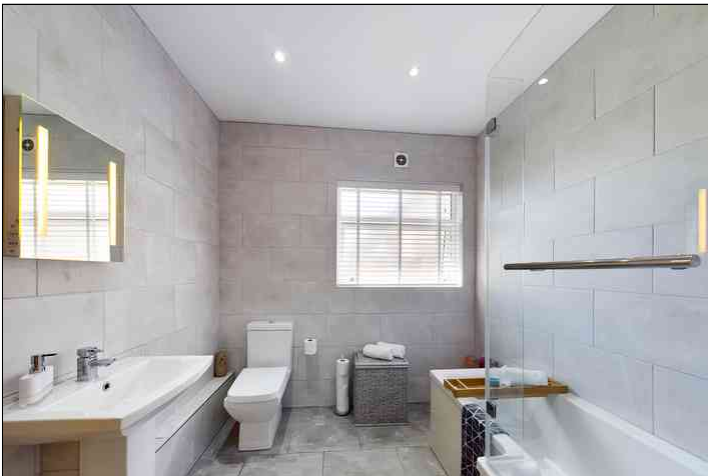
Parking

This property features a large gated block paved driveway which provides ample parking.



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Viewing strictly by prior appointment with the Selling Agents
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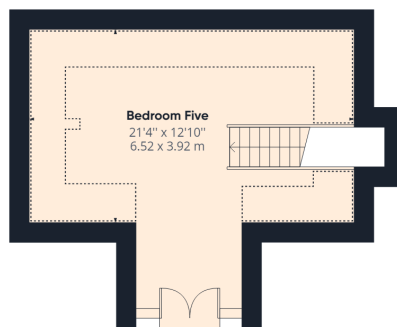
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Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1692.72 ft²

157.26 m²

Reduced headroom

124.03 ft²

11.52 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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