

Terence Painter

ESTATE AGENTS

- New Build Detached House
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Bathroom & Cloakroom/W.C.
- Utility Room
- Underfloor Heating
- Private Driveway
- En-Suite Shower Room to Principal Bedroom
- Study



Plot 1, 32 Sea View Road, Broadstairs, Kent. CT10 1BX.

Freehold £700,000

AN ATTRACTIVE BRAND NEW THREE BEDROOM DETACHED HOUSE, PERFECT FOR FAMILY LIVING, SITUATED IN THE POPULAR CHESSBOARD AREA OF BROADSTAIRS

This brand new three bedroom detached house is currently under construction as part of a small exclusive development of just two houses, ready for occupation in Spring 2025. Designed to ensure ample space for all the family, the property will feature three bedrooms, with an en-suite shower room to the principal bedroom and a family bathroom.

On the ground floor is an impressive entrance vestibule leading to the spacious lounge, study, utility room, cloakroom/W.C. and a spacious kitchen/dining room with bi-fold doors leading out to the south facing rear garden.

To the front of the property will be a private driveway providing off street parking for two vehicles with an electric vehicle charging point. The property is to be finished to a high specification and will feature a ground source heat-pump providing underfloor heating and hot water throughout the property and for peace of mind will feature a mains fed smoke alarm and heat detectors and benefit from a 10-year insurance backed build warranty.

Sea View Road is conveniently located, within a quarter of a mile of the sandy beach at Stone Bay and Holmes Park and is within half a mile radius of the town shops, amenities and railway station with Hi-Speed connection to London St Pancras.

For further details please contact the Selling Agents Terence Painter on 01843 866866

Ground Floor

Entrance

Via composite front door with side-light windows.

Entrance Hall

To be fitted with luxury vinyl flooring.

Study

3.63m x 1.99m (11' 11" x 6' 6") Double glazed window to rear. To be fitted with a choice of luxury vinyl or carpet flooring.

Lounge

5.89m x 4.44m (19' 4" x 14' 7") Double glazed windows to front and side. To be fitted with a choice of luxury vinyl or carpet flooring.

Kitchen/Dining Room

5.78m x 4.87m (19' 0" x 16' 0") Bi-fold double glazed doors leading out to the rear garden. To be fitted with a range of units with solid wood painted Shaker-style doors, quartz worktops and upstands. Stainless steel under-mounted sink unit. Appliances to include electric oven and hob, extractor, fridge-freezer and dishwasher. Choice of tiled or luxury vinyl flooring. Combination of downlights and pendant lighting.

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Utility Room

2.12m x 2.02m (6' 11" x 6' 8") With double glazed window to rear. To be fitted with units comprising solid wood painted Shaker-style doors and quartz work top with under-mounted sink unit. Integrated washing machine and microwave. Choice of porcelain tiled or luxury vinyl flooring.

Cloakroom/W.C.

Double glazed window to side. To be fitted with a contemporary white low level W.C. and wash hand basin. Choice of porcelain tiles or luxury vinyl flooring.

First Floor

Landing

Fitted carpet.

Bedroom One

5.89m x 3.67m (19' 4" x 12' 0") Double glazed window to front. Fitted carpet.

En-Suite Shower Room/W.C.

2.33m x 1.93m (7' 8" x 6' 4") Double glazed window to side. To be fitted with contemporary white suite comprising shower enclosure, wash basin with vanity cabinet under and W.C. Porcelain tiles to walls and floor. Additional chrome electric towel rail.

Bedroom Two

4.79m x 2.71m (15' 9" x 8' 11") Two double glazed windows to rear. Fitted carpet.

Bedroom Three

3.45m x 2.94m (11' 4" x 9' 8") Two double glazed windows to rear. Fitted carpet.

Bathroom/W.C.

2.52m x 1.93m (8' 3" x 6' 4") With double glazed window to side. To be fitted with contemporary white suite comprising panelled bath, wash basin with vanity cabinet under and W.C. Porcelain tiles to walls and floor. Additional chrome electric towel rail.

Rear Garden

South facing fenced rear garden to be laid predominantly to lawn with a patio area adjacent to the property.

Front Garden & Driveway

To be block paved in grey brick with borders for planting. Parking for two vehicles with an electric vehicle charging point.

Specification

Services & Heating

The property will benefit from mains water, drainage and electricity. There is no gas connection.

The property will benefit from underfloor heating throughout the property with hot water provided by an air source heat pump.

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Electrical & Multimedia

TV points completed with CAT6 will be provided to all rooms with central BT connection.
Chrome switch plates and sockets will be fitted throughout the property.
Recessed downlighters or pendant provided to all rooms.
External coach lighting will be provided to front and rear external areas.
Mains fed smoke alarm will be fitted to the hall and landing with battery back up.
The property will feature a power surge electrical breaker.

Construction, Windows & Doors

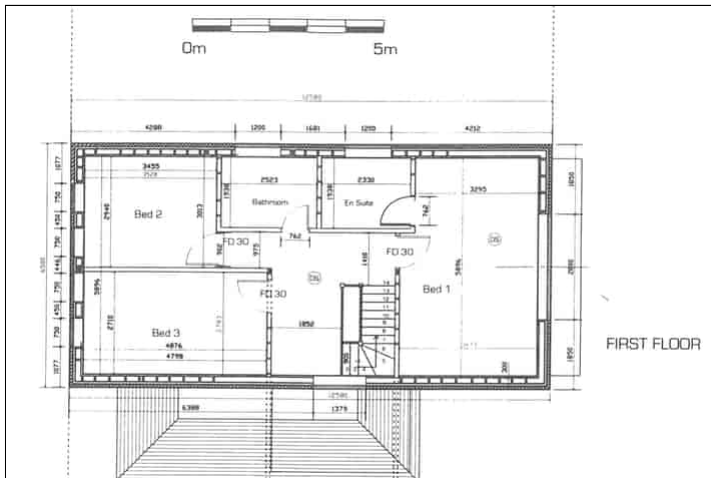
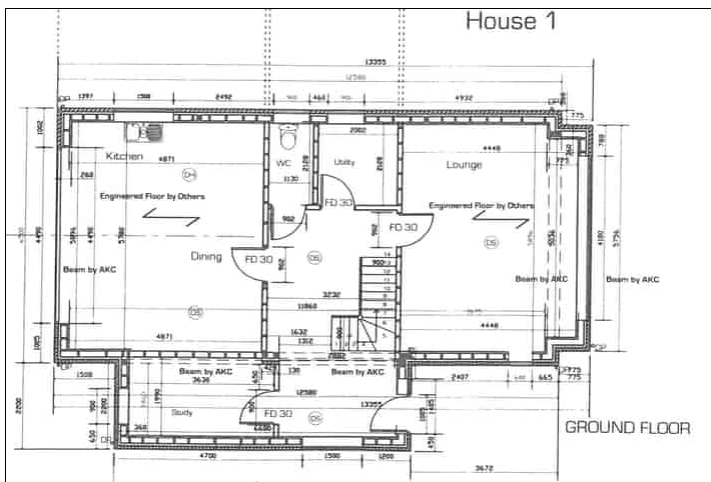
The property is timber framed construction with brick outer and tiled roof.
Windows will be double glazed PVCu windows with a black outer and white interior finish. The kitchen/dining room will feature bi-folding doors leading out to the garden patio.
Doors will feature multipoint locking systems.

Council Tax Band - TBC



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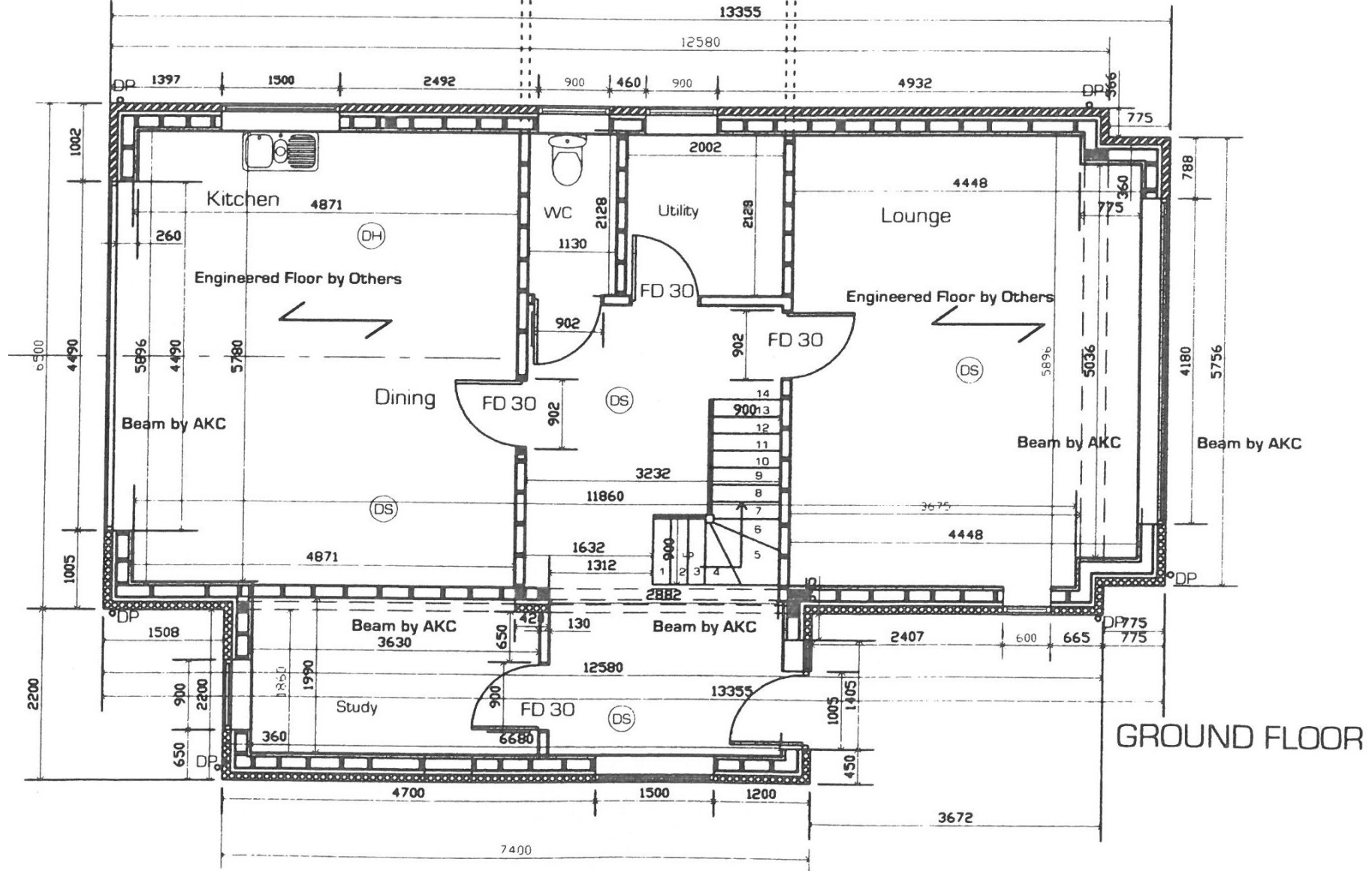
Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

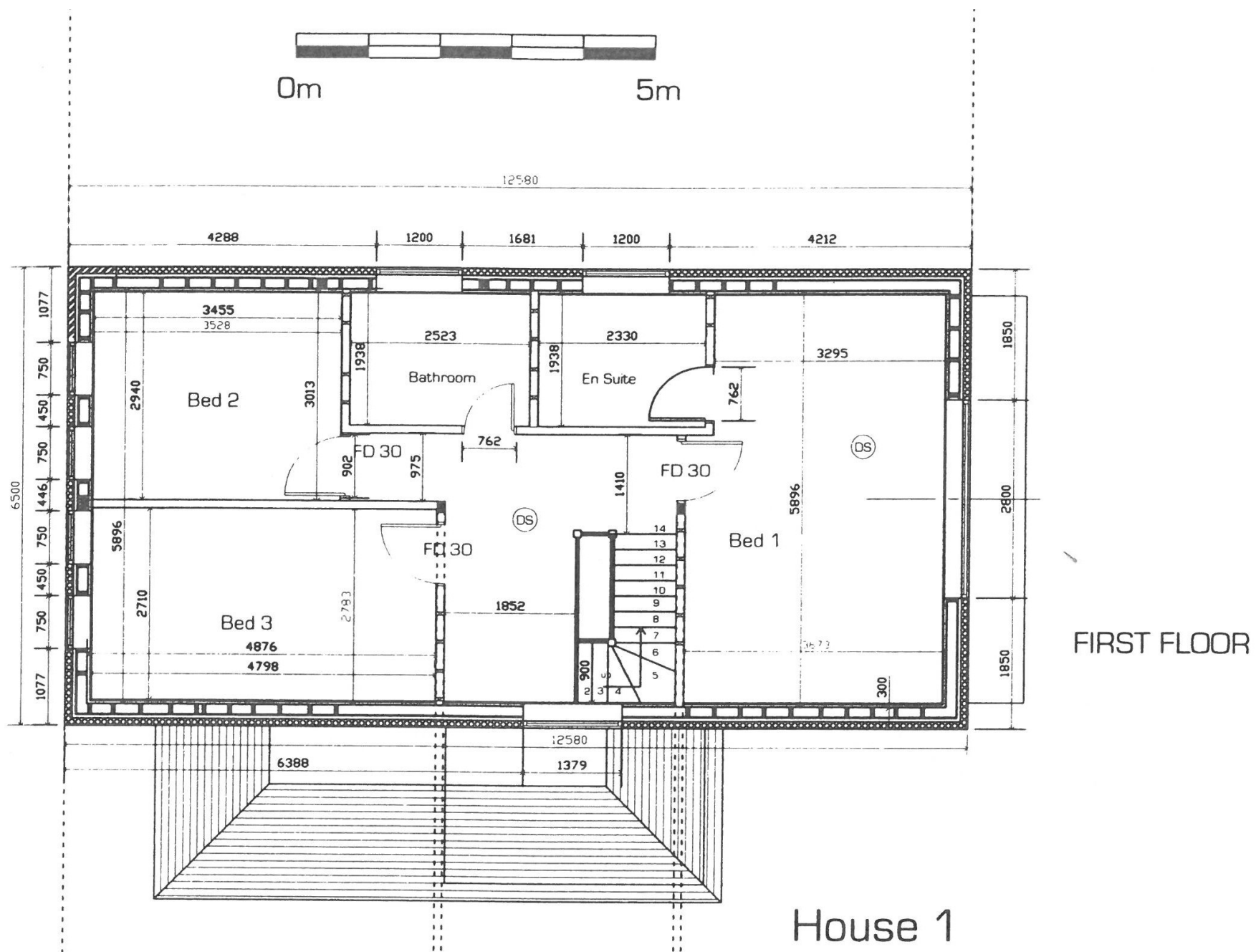
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House 1



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