



Terence Painter

ESTATE AGENTS

- Substantial Period Property
- Six Bedrooms (Five with En-Suite Bathrooms)
- Prestigious Sea Front Location
- Former Bed & Breakfast
- Spacious & Flexible Living Accommodation Arranged Over Four Floors
- Stunning Sea Views Across Viking Bay & The Victoria Gardens
- Driveway
- Landscaped Rear Garden
- First Floor Reception Room with Large Balcony & Elevated Sea Views

23 Victoria Parade, Broadstairs, Kent. CT10 1QL.

Freehold £1,150,000

SUBSTANTIAL PERIOD HOME SITUATED ON THE PRESTIGIOUS VICTORIA PARADE WITH STUNNING SEA VIEWS ACROSS VICTORIA GARDENS AND VIKING BAY.

Offered to the market is this well proportioned and beautifully presented period residence situated on one of Broadstairs' most popular cliff top locations at Victoria parade. The property is within a stones throw of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is conveniently located within just yards 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 short drive of the property.

The generous and flexible accommodation of this former bed and breakfast property is arranged over four floors comprising an entrance porch, impressive grand entrance hall, open plan living room/kitchen/diner with a stunning fitted kitchen with integrated appliances and doors leading off to an internal courtyard garden and utility room with access to the cellar. To the rear of the property is a most impressive size bathroom with bath and shower and two very generous size bedrooms which both have access to the rear garden. One of the bedrooms also has access to the bathroom and the other bedroom benefits from access to the internal courtyard garden.

On the first floor there is the former breakfast room which is now a large second reception room featuring double glazed French doors to the front providing access to the spacious balcony offering stunning elevated sea views across Victoria Gardens and Viking Bay. On this level there is also a well appointed kitchenette and two double en-suite bedrooms.

The remaining two en-suite bedrooms can be found on the second floor and include an impressive size bedroom to the front featuring a dressing area and a large picture dormer window offering uninterrupted sea views.

To the rear of the property is a good size landscaped garden and to the front is a paved driveway.

This really is a rare opportunity to own a substantial period home in this fantastic location so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Access into the property is via a stained glass wooden front door with complementing side lights.

### Entrance Porch

1.91m x 1.07m (6' 3" x 3' 6") There is a further stained glass wooden door with side lights to the entrance hall.

### Entrance Hall

7.30m x 1.93m (23' 11" x 6' 4") This is a grand and welcoming entrance hall with carpeted stairs to the first floor, high level skirting boards, ornate coving and ceiling roses, tiled flooring and a door to the open plan kitchen/dining/living room.

### Open Plan Kitchen/Dining/Living Room

#### Living Room Area

5.14m x 4.62m (16' 10" x 15' 2") This wonderful size reception room features a three section sash bay window to the front of the property which enjoys elevated views over Victoria Gardens and Viking Bay. This room is open to the kitchen/diner and features a large ornate cast iron fireplace with a granite hearth, high level skirting boards, media points, coving, picture rails and tiled flooring.

#### Kitchen/Diner Area

4.65m x 4.45m (15' 3" x 14' 7") This stunning room is beautifully appointed with a modern kitchen which boasts a wide range of integrated appliances and a complementing island/breakfast unit. There is a glazed crittall style door to the Internal Courtyard garden, door to the utility room, open doorway to the inner hallway, down lights, high level skirting boards and tiled flooring.

### Internal Courtyard Garden

This small paved courtyard garden provides an abundance of additional light to the property and there is level access out to it via the kitchen and bedroom two.

### Utility Room

1.91m x 1.39m (6' 3" x 4' 7") There is space and plumbing for a washing machine, tiled flooring and door to the cellar.

### Inner Hallway

4.76m x 1.00m (15' 7" x 3' 3") There is a crittall style window to the internal courtyard garden, tiled flooring, down lights and doors leading off to the bathroom and bedrooms one and two.

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## Bathroom

4.80m x 2.16m (15' 9" x 7' 1") This great size bathroom features a large fully tiled shower cubicle with a fitted rain style shower head and hand shower, bath with chrome mixer taps inset to the wall, wash hand basin with chrome mixer taps inset to the wall and a low level w.c. There is a ceiling mounted body dryer, part tiled walls, down lights and tiled flooring.

## Bedroom One

7.79m x 3.16m (25' 7" x 10' 4") There is a Crittall style door with side light to the rear offering level access to the garden, door to the bathroom, lantern light, tiled flooring, down lights and fitted bedroom furniture.

## Bedroom Two

9.23m x 2.96m (30' 3" x 9' 9") There is a Crittall style door with side light to the rear offering level access to the garden, door to the internal courtyard garden, lantern light, down lights and tiled flooring.

## Cellar

6.27m x 1.89m (20' 7" x 6' 2") There is lighting and power points.

# First Floor

## Landing

This is a split level landing with carpeted stairs to the second floor and doors leading off to reception room two, kitchenette and bedrooms three and four.

## Bedroom Three

4.57m x 3.48m (15' 0" x 11' 5") Located to the rear of the property, this triple aspect room features windows to the rear and both sides of the property. There is a loft hatch, coving, high level skirting boards, wall lights, carpet flooring and a door to the en-suite bathroom.

## Bedroom Three En-Suite Bathroom

2.37m x 1.67m (7' 9" x 5' 6") The en-suite features a panelled bath with mixer taps and shower attachment, low level w.c, pedestal wash hand basin with mirror and an electric shaver point over. There is a towel radiator, part tiled walls and vinyl flooring.

## Bedroom Four

4.45m x 2.98m (14' 7" x 9' 9") Located to the rear of the property there is a window to the rear, ornate cast iron fireplace with tiled detailing, coving, high level skirting boards, wall lights, radiator, carpet flooring and a door to the en-suite bathroom.

## Bedroom Four En-Suite Bathroom

2.57m x 1.63m (8' 5" x 5' 4") The en-suite features a panelled bath with mixer taps and shower attachment, low level w.c, pedestal wash hand basin with mirror and an electric shaver point over. There is a towel radiator, part tiled walls and vinyl flooring.

## Small Lobby Area

1.90m x 1.50m (6' 3" x 4' 11") There is carpet flooring and doors leading off to reception room two and the kitchenette.

## Kitchenette

3.47m x 1.92m (11' 5" x 6' 4") When the property was being run as a bed and breakfast, this was the kitchen used to prepare breakfast. There is a sash window to the front of the property with elevated sea and Victoria Garden views, range of fitted wall and base units with an integrated electric oven/grill, dishwasher, fridge and gas hob. There is a stainless steel sink unit inset to worktops, localised wall tiling, coving, radiator and vinyl flooring.

## Reception Room

5.55m x 4.70m (18' 3" x 15' 5") This amazing room features large double glazed French doors with side lights to the front of the property which provide access to the balcony and offer breath taking elevated sea and beach views across Victoria Gardens. There is the most impressive cast iron fireplace with a large marble surround and tiled detailing and hearth. This spacious room also features high level skirting boards, picture rails, coving, radiator and carpet flooring.

## Balcony

6.63m x 1.08m (21' 9" x 3' 7") This great size canopied balcony offers stunning elevated sea and beach views across Victoria Gardens.

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## Second Floor

### Landing

This is a split level carpeted landing with a window to the rear of the property, fitted landing cupboard and door to an inner lobby.

### Inner Lobby

1.97m x 1.60m (6' 6" x 5' 3") There is carpeted flooring and doors leading off to the two remaining en-suite bedrooms.

### Bedroom Five

4.58m x 2.64m (15' 0" x 8' 8") Located to the rear of the property there is a window to the rear, ornate cast iron fireplace with tiled detailing, coving, high level skirting boards, wall lights, radiator, fitted wardrobe, carpet flooring and a door to the en-suite bathroom.

### Bedroom Five En-Suite Bathroom

2.58m x 1.58m (8' 6" x 5' 2") The en-suite features a panelled bath with mixer taps and shower attachment, low level w.c, pedestal wash hand basin with mirror and an electric shaver point over. There is a towel radiator, part tiled walls and vinyl flooring.

### Bedroom Six

5.31m x 4.86m (17' 5" x 15' 11") Located to the front of the property there is a large dormer window to the front which offerS elevated sea and beach views, recessed dressing area, ornate cast iron fireplace with tiled detailing, coving, radiator, carpet flooring and a door to the en-suite bathroom.

### Bedroom Six En-Suite Bathroom

2.99m x 1.81m (9' 10" x 5' 11") The en-suite features a panelled bath with mixer taps and shower attachment, low level w.c, pedestal wash hand basin with mirror and an electric shaver point over. There is a towel radiator, part tiled walls and vinyl flooring.

## Exterior

### Rear Garden

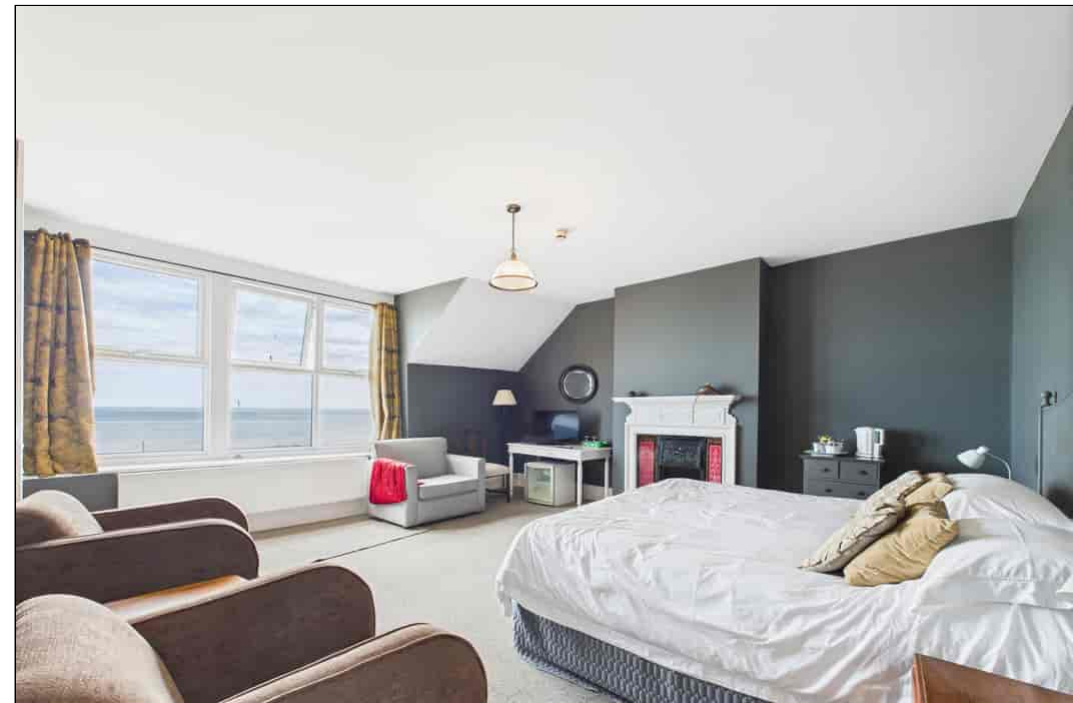
This well kept garden features a paved patio area immediately to the property with a complementing footpath to the rear when there is a side access to Wrotham Road and timber shed. There is outside lighting and power points.

### Driveway

There is a paved driveway to the front of the property.

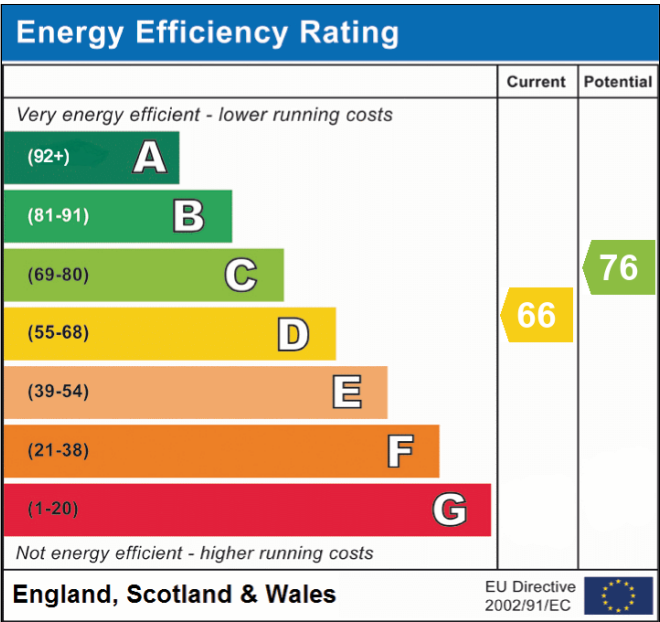
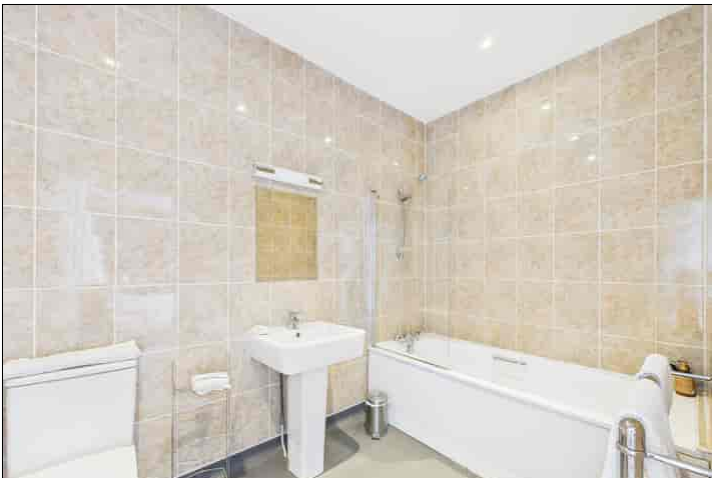
### Council Tax Band

The Council Tax Band is D.



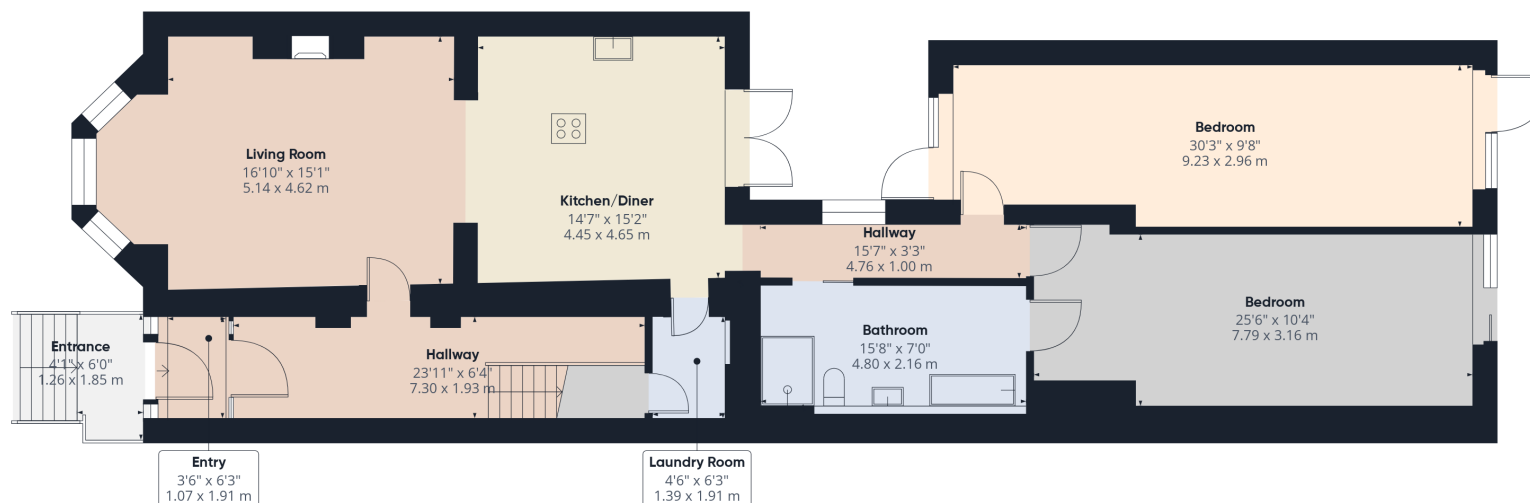
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Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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### Approximate total area<sup>(1)</sup>

1434 ft<sup>2</sup>  
133.1 m<sup>2</sup>

### Balconies and terraces

46 ft<sup>2</sup>  
4.3 m<sup>2</sup>

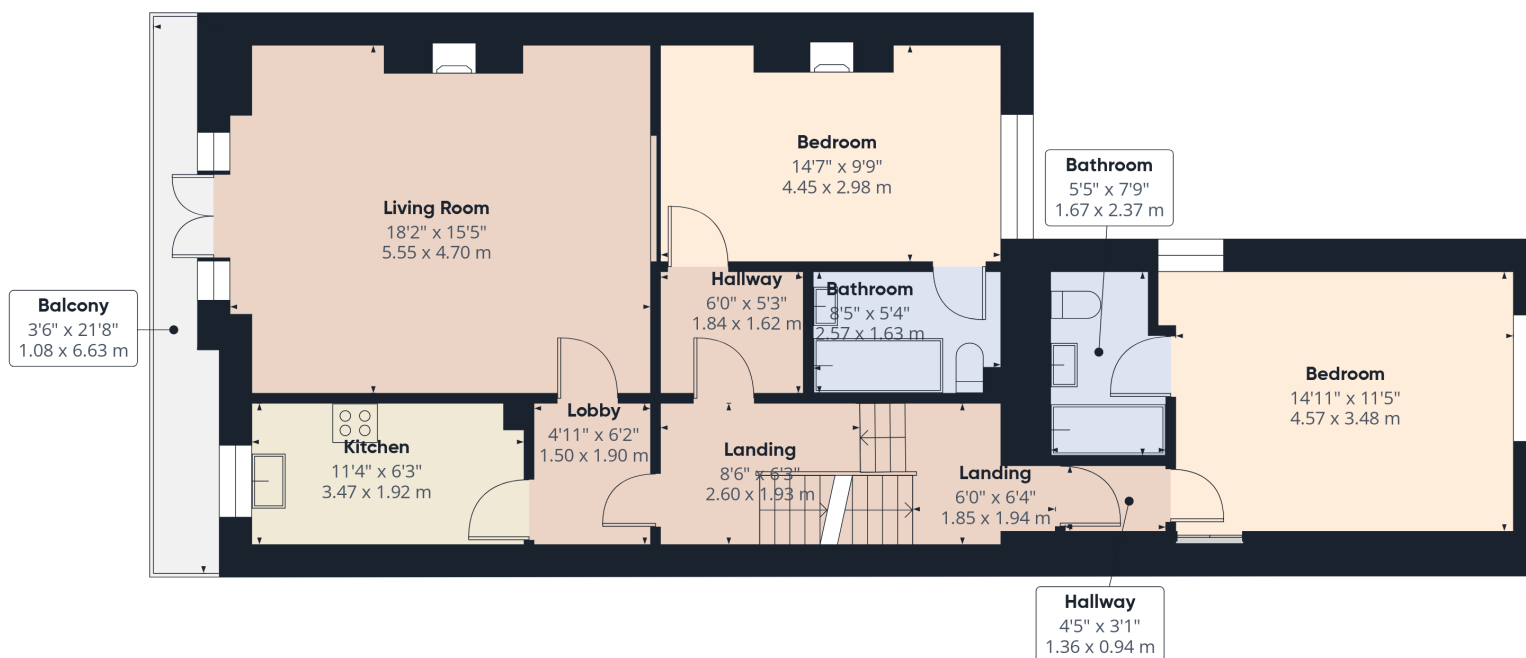
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

904 ft<sup>2</sup>  
84.1 m<sup>2</sup>

Balconies and terraces

68 ft<sup>2</sup>  
6.3 m<sup>2</sup>

(1) Excluding balconies and terraces

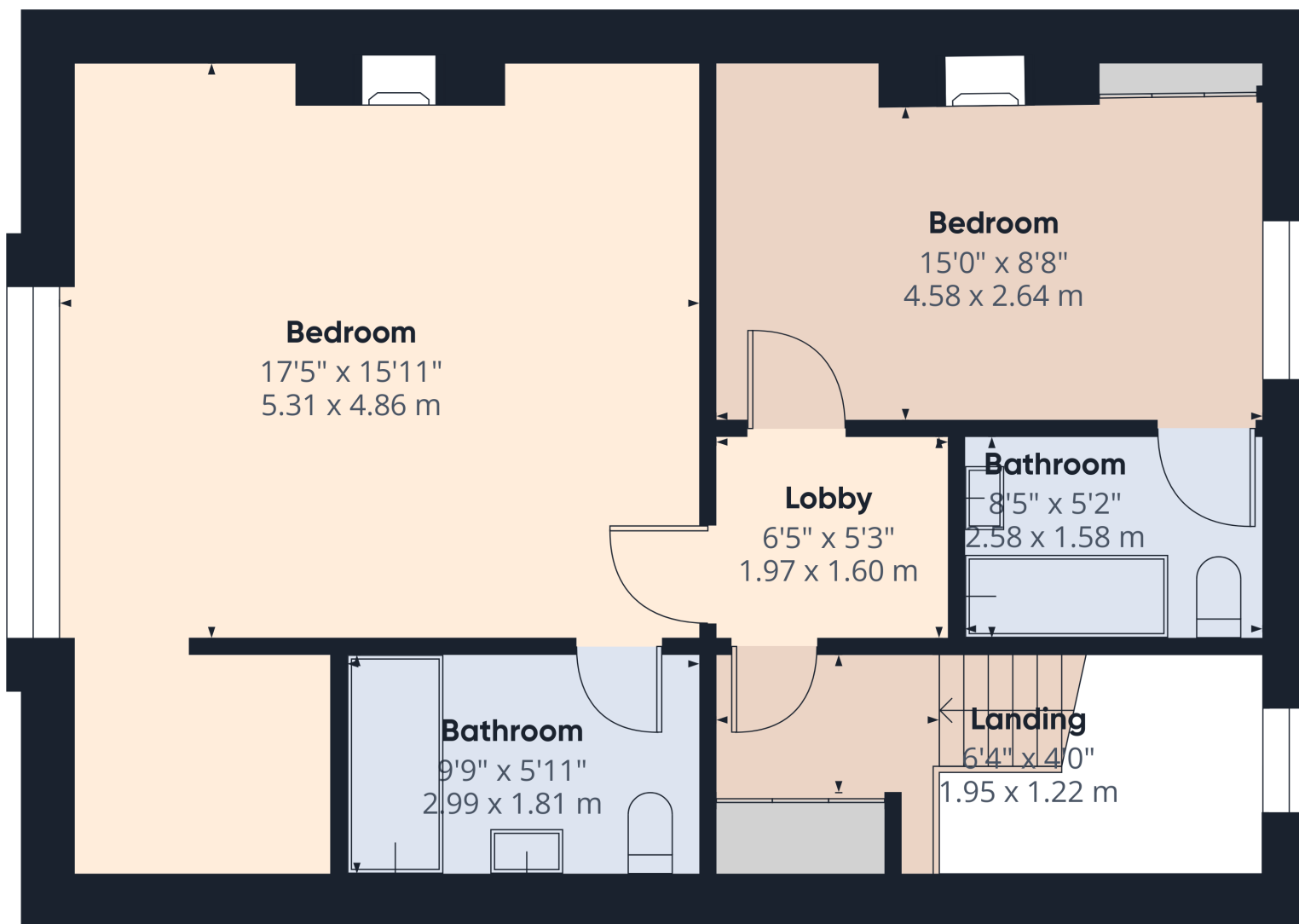
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Floor 1

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Approximate total area<sup>(1)</sup>

636 ft<sup>2</sup>  
59.1 m<sup>2</sup>

(1) Excluding balconies and terraces

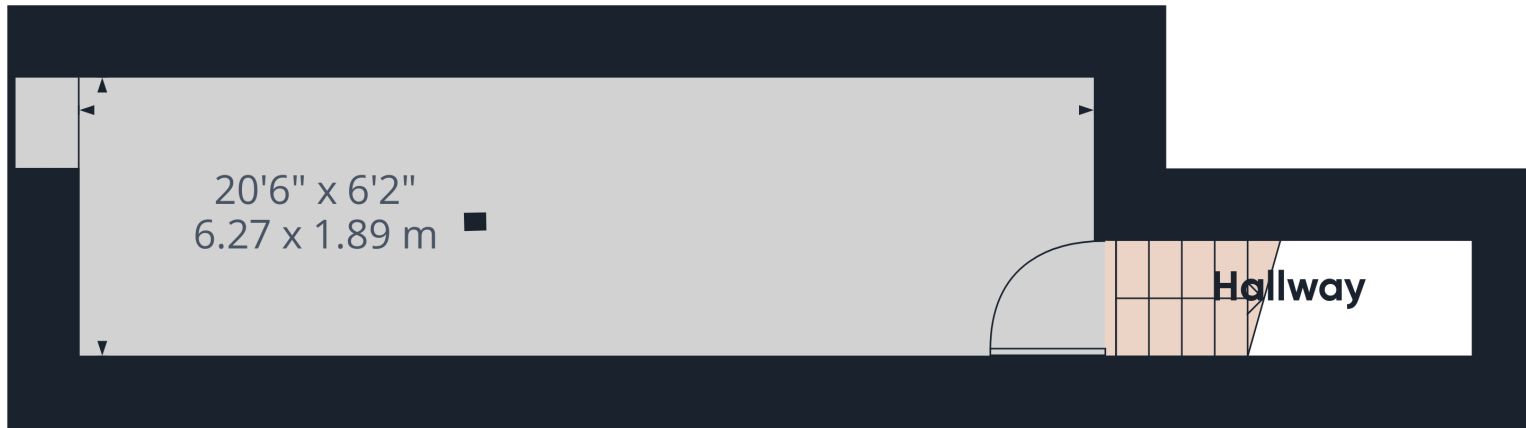
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Floor 2

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**Approximate total area<sup>(1)</sup>**  
145 ft<sup>2</sup>  
13.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor -1

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