



Terence Painter

ESTATE AGENTS

- No Forward Chain
- Five Bedroom Period Home
- Central Broadstairs Location
- Many Original Features
- 75' Rear Garden
- Spacious & Airy Living Accommodation Arranged Over Three Floors
- Two Bathrooms
- Fitted Kitchen with Aga
- Ideally Situated for Local Shops, Schools, Beach & Transport Links
- Double Width Driveway
- Lounge & Seperate Dining Room



88 Gladstone Road, Broadstairs, Kent. CT10 2JB.

Freehold £599,995

PERIOD FAMILY HOME LOCATED IN THE HEART OF BROADSTAIRS, IS BEING OFFERED WITH NO FORWARD CHAIN!

This attractive and generous size semi detached period family residence is perfectly located for family life, within easy reach of the town's amenities including its stunning sandy beaches, excellent schools and train station. The library, GP surgery, vet , children's playground and skate park plus shops are just a few minutes walk away.

The spacious accommodation of this property is arranged over three floors and measures in excess of 2065sqft and boasts many of the original features you would hope to see in a property like this, such as impressive high ceilings with ornate coving, original sash windows, fireplaces and much, much more.

The accommodation includes an entrance porch, large and welcoming entrance hall, lounge with an impressive cast iron fireplace and French doors to the garden, dining room, Kitchen with Aga, utility room, walk-in pantry cupboard, shower room and former garage/storage area.

On the first and second floors are the family bathroom, seperate w.c and five wonderfully proportioned bedrooms with the principle bedroom boasting a balcony.

Externally this home continues to impress with a well maintained generous size garden which is mainly laid to lawn with a paved patio area, large timber shed and an abundance of mature trees, hedges and shrubs.

To the front of the property is a paved double width driveway which also provides access to the partially converted former garage which is now large enough for motorbike storage.

Viewings are highly recommended to really appreciate all this fabulous family home has to offer so please call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

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

Entrance Porch

1.14m x 1.01m (3' 9" x 3' 4") High level skirting board, dado rail and further glazed wooden door to the entrance hall.

Entrance Hall

4.82m x 1.93m (15' 10" x 6' 4") There are carpeted stairs to the first floor level, under stairs storage cupboard, radiator, high level skirting boards, picture rail, coving and carpet flooring.

Dining Room

5.22m x 3.43m (17' 2" x 11' 3") There is a three section sash bay window to the front of the property, cast iron fireplace, high level skirting boards, radiator, picture rail, coving and carpet flooring.

Lounge

4.89m x 4.89m (16' 1" x 16' 1") This room features a double glazed window to the rear and glazed French doors to the rear which provide access to the garden. There is an impressive cast iron fireplace, high level skirting boards, radiator, picture rail, coving and carpet flooring.

Kitchen

3.99m x 2.59m (13' 1" x 8' 6") There is a double glazed window to the side of the property and a door to the inner lobby. The kitchen comprises a range of fitted wall, base and drawer units, Aga cooker, electric cooker, stainless steel sink unit inset to worktops, service hatch to the lounge and carpet flooring.

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Lobby Area

2.57m x 1.25m (8' 5" x 4' 1") There is a glazed UPVC door to the rear garden, door to the shower room, open doorways to the walk-in pantry and utility room, wall mounted combination boiler and vinyl flooring.

Shower Room

2.38m x 1.81m (7' 10" x 5' 11") This wet room style shower room features a frosted double glazed window to the rear of the property, shower, low level w.c, wash hand basin, chrome ladder style towel radiator, extractor, tiled walls and vinyl flooring.

Walk-In Pantry

2.32m x 1.09m (7' 7" x 3' 7")

Utility Room

3.62m x 1.85m (11' 11" x 6' 1") There is a door to the remainder of the garage, space and plumbing for appliances, loft hatch and vinyl flooring.

Garage/Store Room

4.10m x 2.71m (13' 5" x 8' 11") The garage is not large enough for the storage of a car but provides ample space for a motorbike of similar size vehicle. There are wooden bi-folding doors, lighting, power points and a door to the utility room.

First Floor

Landing

This is a generous size landing with a roof light, built in storage cupboards, stairs to the second floor, high level skirting boards, picture rail, radiator and carpet flooring.

Principle Bedroom

4.81m x 3.62m (15' 9" x 11' 11") This fabulous size room has a three section sash bay window to the front of the property and a door to the front which provides access to the balcony. There are high level skirting boards, coving, picture rail, radiator and carpet flooring.

Principle Bedroom Balcony

5.04m x 1.41m (16' 6" x 4' 8") There are wooden balustrades.

Bedroom Two

3.42m x 2.53m (11' 3" x 8' 4") There is a double glazed window to the side of the property, high level skirting boards, picture rail, radiator and carpet flooring.

Bedroom Three

3.11m x 3.03m (10' 2" x 9' 11") There is a double glazed window to the rear, high level skirting boards, cast iron fireplace, picture rail, radiator and carpet flooring.

Bathroom

2.90m x 1.64m (9' 6" x 5' 5") This room features a double glazed window to the rear, large panelled bath, wash hand basin inset to a vanity unit, radiator, storage cupboards, tiled walls to dado level and carpet flooring.

W.C

1.19m x 0.96m (3' 11" x 3' 2") There is a low level w.c, double glazed window to the side, dado rail and carpet flooring.

Second Floor

Landing

There is carpet flooring and doors leading off to the remaining two bedrooms.

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Bedroom Four

4.90m x 3.36m (16' 1" x 11' 0") There is a large double glazed window to the front of the property, fitted cupboard, picture rail, loft hatch, radiator and carpet flooring.

Bedroom Five

2.97m x 2.87m (9' 9" x 9' 5") There is a double glazed window to the rear of the property, picture rail, radiator and carpet flooring.

Exterior

Rear Garden

24m x 9.10m (78' 9" x 29' 10") This well kept garden features a large crazy paved patio area immediately to the property with the remainder of the garden being mainly laid to lawn with an abundance of mature trees, hedges and shrubs. There is a large timber shed.

Driveway

There is a double width driveway to the front of the property.

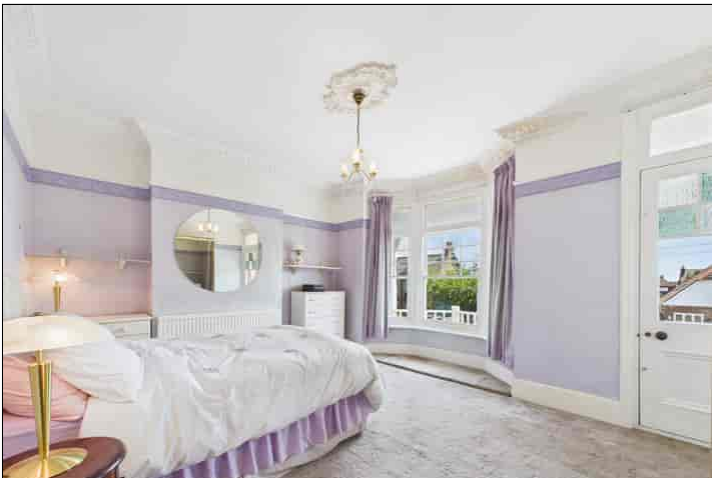
Council Tax Band

The council tax band is D.



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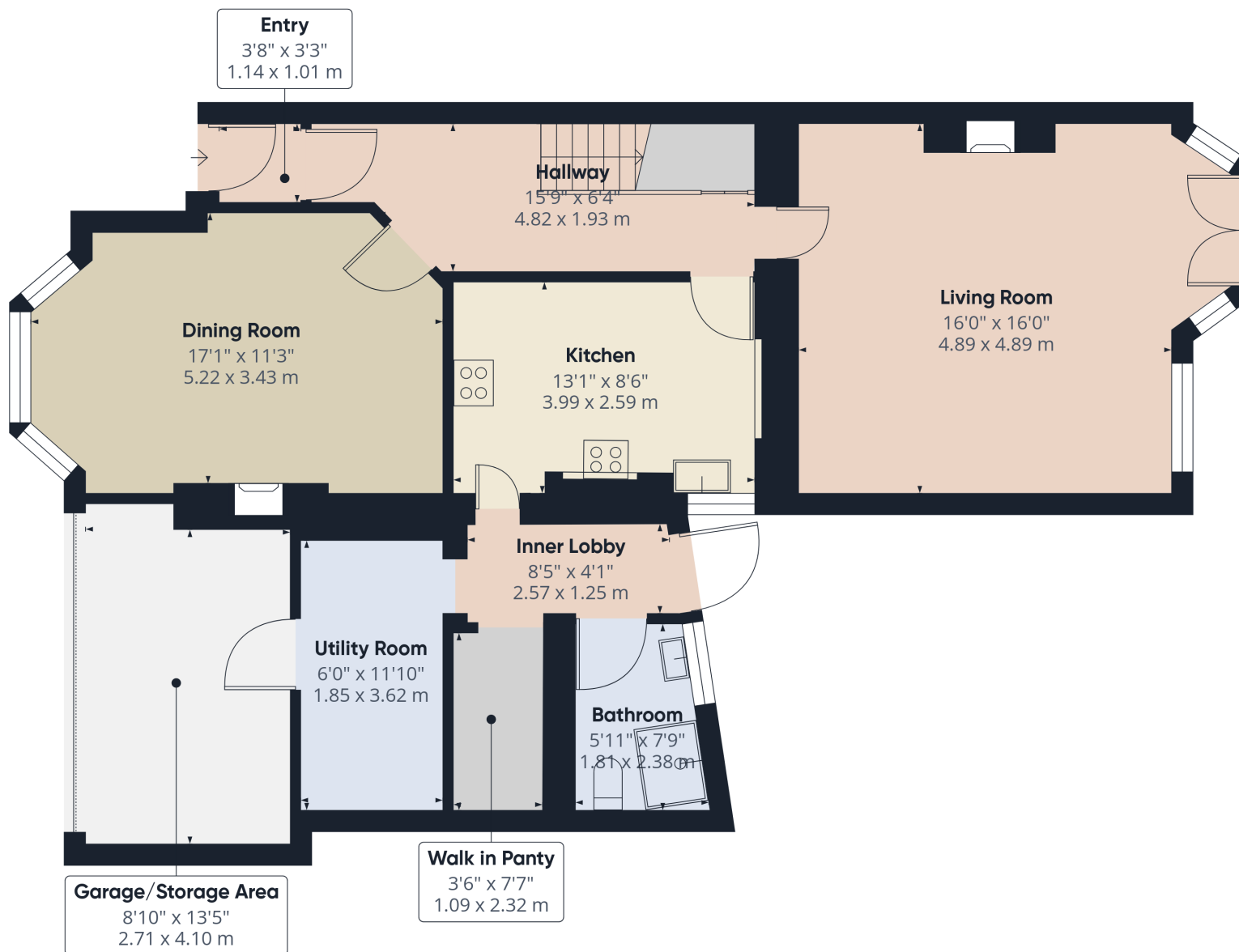


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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Ground Floor

Approximate total area⁽¹⁾
985 ft²
91.5 m²

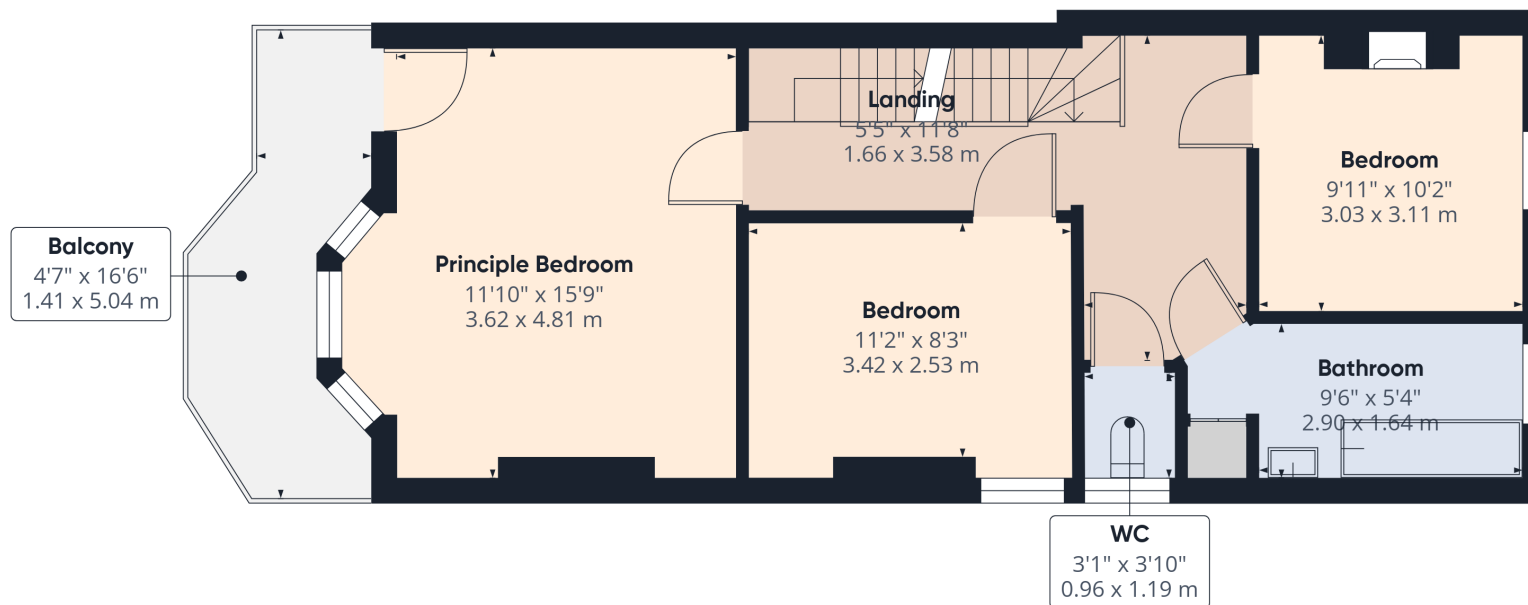
(1) Excluding balconies and terraces

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⁽¹⁾

567 ft²

52.7 m²

Balconies and terraces

85 ft²

7.9 m²

(1) Excluding balconies and terraces

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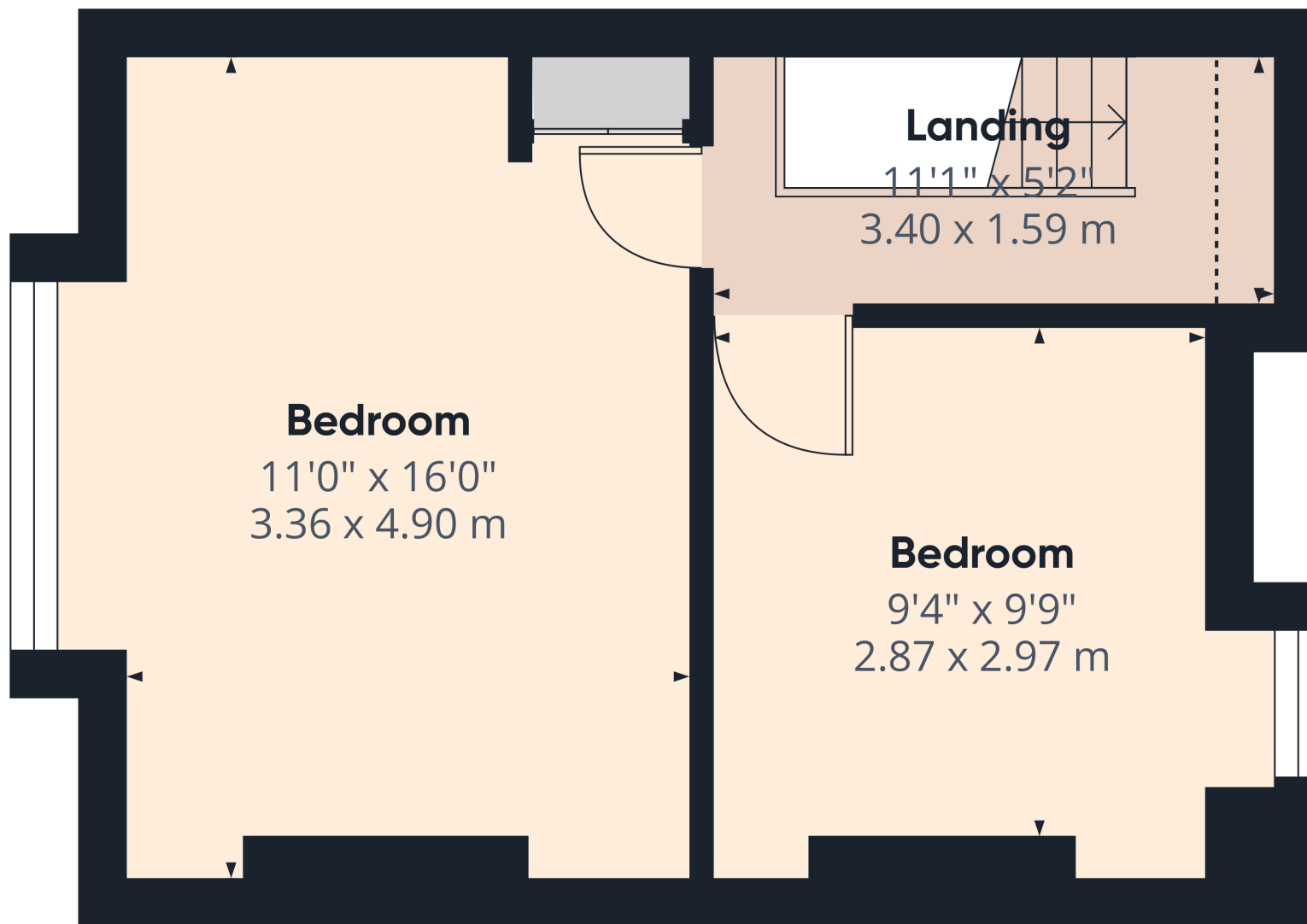
Floor 1

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Floor 2

Approximate total area⁽¹⁾

325 ft²

30.2 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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