



Terence Painter

ESTATE AGENTS

- No Forward Chain!
- Detached House
- Two Double Bedrooms
- Planning Consent Granted To Extend & Remodel into a Four Bedroom Detached Dwelling With Garden Room
- Private 118' Rear Garden
- Two Reception Rooms
- Kitchen with Integrated Appliances
- Detached Garage & Large Driveway
- Secluded plot in a Highly Sought After Location



64 Dumpton Park Drive, Broadstairs, Kent. CT10 1RJ.

Freehold £460,000

DETACHED HOUSE WITH A 118' REAR GARDEN AND APPROVED PLANNING PERMISSION IN SOUGHT AFTER DUMPTON PARK DRIVE!

This is a truly exciting opportunity to acquire this attractive two bedroom detached house located on a large secluded plot situated in one of Broadstairs most exclusive locations close to the sandy beaches at Dumpton Gap & Louisa Bay and within a short walk of the town shops and amenities.

This property would make a fantastic home as it is but also benefits from having had planning consent granted for the property to be extended and remodelled to create a large four bedroom house with a garden room. Plans are available on request via the selling agent or can be found on the Thanet District Council website reference FH/TH/22/0426.

The current accommodation includes an entrance hall, triple aspect lounge/diner, second reception room with French doors to the garden, fitted kitchen, bathroom and two double bedrooms. Externally there is an impressive 118' wide lawned rear garden, garage and ample off street parking.

This home really has so much to offer so Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing

GROUND FLOOR

Entrance Hall

1.80m x 1.33m (5' 11" x 4' 4") Entrance into the property is gained via a frosted glazed door. The entrance hall features storage cupboards, radiator and carpeted flooring.

Lounge/Dining Room

7.68m x 7.49m (25' 2" x 24' 7") The triple aspect room features double glazed windows to the rear, front and side of the property, glazed door to reception room two, two radiators, TV point, service hatch to the kitchen and carpeted flooring.

Reception Room Two

4.98m x 2.34m (16' 4" x 7' 8") The second reception room features double glazed French doors to the rear which provide access to the garden and double glazed windows to the front, rear and side which enjoy views over the garden. There is a radiator and carpeted flooring.

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Kitchen

3.73m x 2.58m (12' 3" x 8' 6") The kitchen has vinyl flooring, high and low level fitted units, integrated electric oven/grill and ceramic hob inset to roll top worksurfaces There is a stainless steel sink unit inset to roll top worksurfaces, space and plumbing for fridge-freezer and washing machine, kitchen unit housing gas fired boiler, double glazed window overlooking the rear garden and a double glazed frosted door to rear garden.

Bathroom

3.58m x 1.66m (11' 9" x 5' 5") The bathroom features a low level w.c, low level bath with mixer tap and shower attachment, airing cupboard, wash hand basin, frosted double glazed window to side and vinyl flooring.

FIRST FLOOR

Principal Bedroom

4.18m x 3.66m (13' 9" x 12' 0") The principal bedroom features a built in wardrobe, radiator, wash hand basin, double glazed window overlooking the rear garden and carpeted flooring.

Bedroom Two

3.48m x 3.39m (11' 5" x 11' 1") Bedroom two features a built in wardrobe, radiator, wash hand basin, double glazed window to front and carpeted flooring.

Rear Garden

36m x 20m (118' 1" x 65' 7") This 118' wide rear garden is a fantastic feature of this home and benefits from a mainly lawned area, wooden shed, wooden summer house, access to garage and a side access gate for vehicle access.

Parking

This property benefits from ample off street parking for several vehicles.

Council Tax Band

The council tax band for this property is - D.

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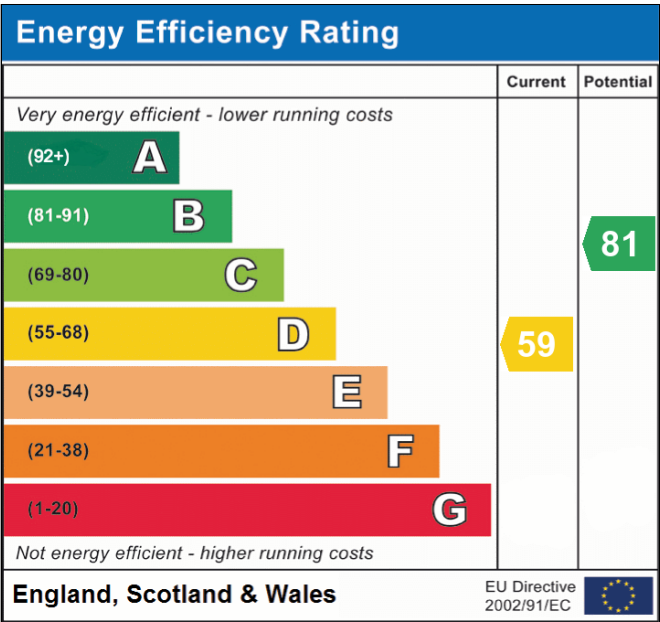
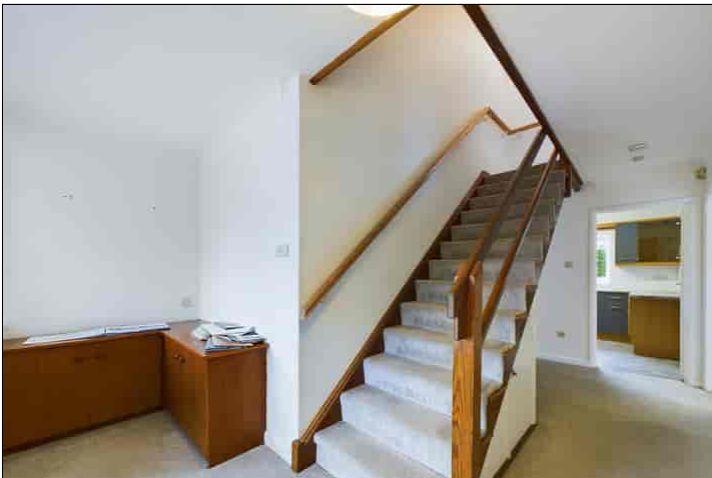
Agent Notes

This property benefits from planning consent granted for the erection of a single storey rear extension, two storey side extension, following the demolition of the existing garage together with the erection of an out building to rear garden to create a four bedroom detached home with garden room. Plans are available on request with the selling agent or for inspection on the Thanet District Council website, reference - FH/TH/22/0426.



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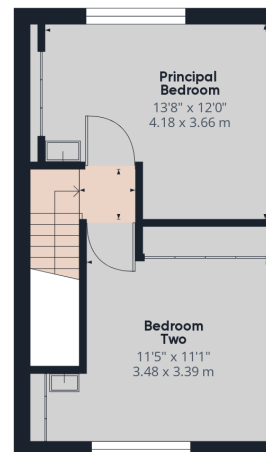


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

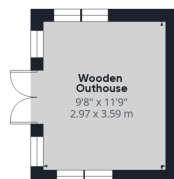
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in 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.



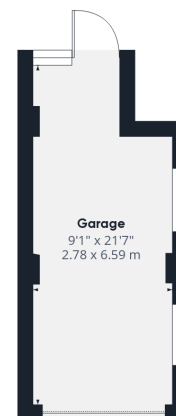
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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ESTATE AGENTS

Approximate total area⁽¹⁾

1391.12 ft²

129.24 m²

Reduced headroom

47.79 ft²

0.41 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

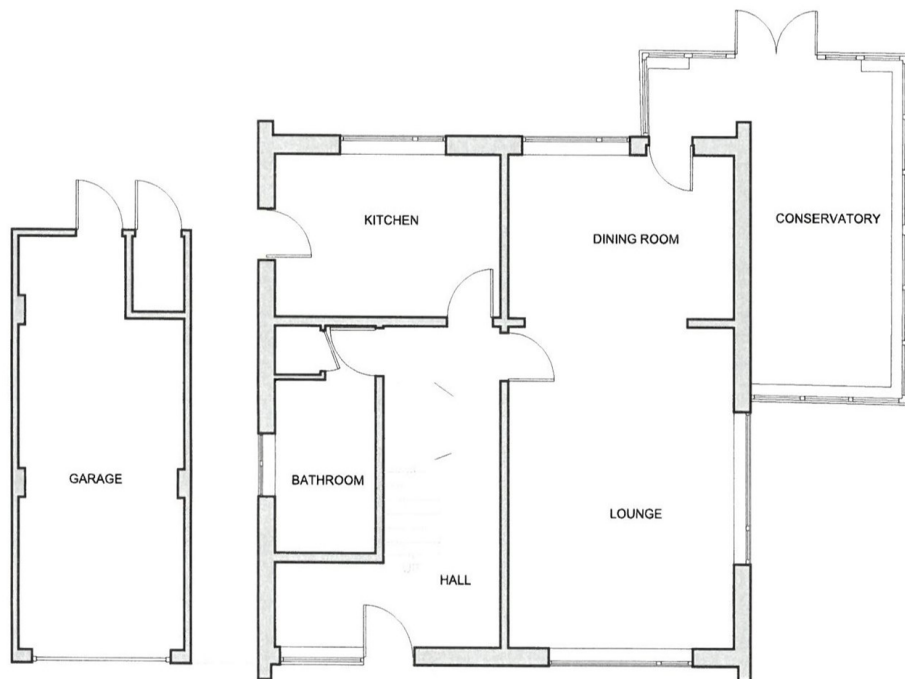
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

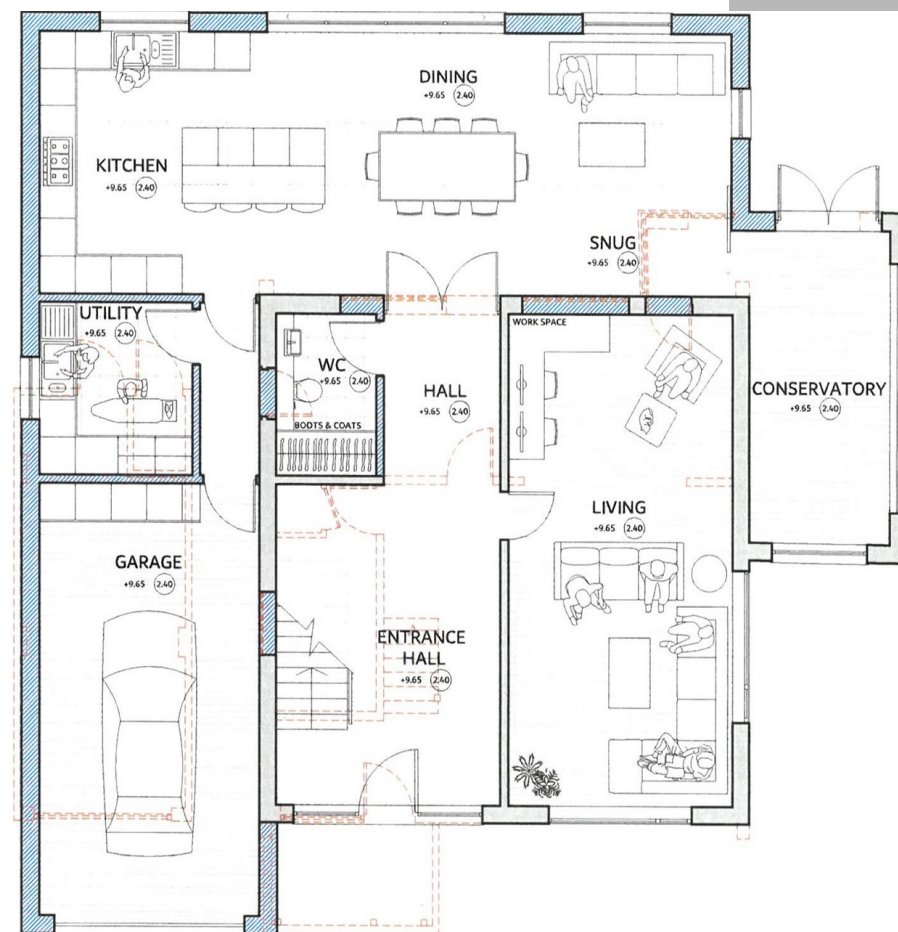
GIRAFFE360

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EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

 ERECTED WALLS

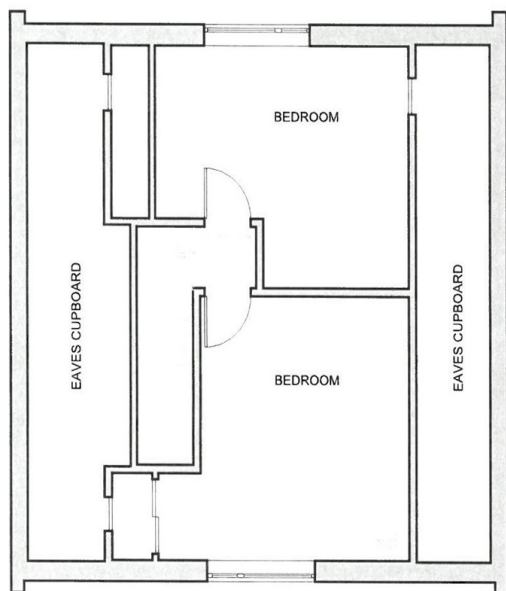
 WALLS TO BE REMOVED

DO NOT SCALE FROM THIS DRAWING

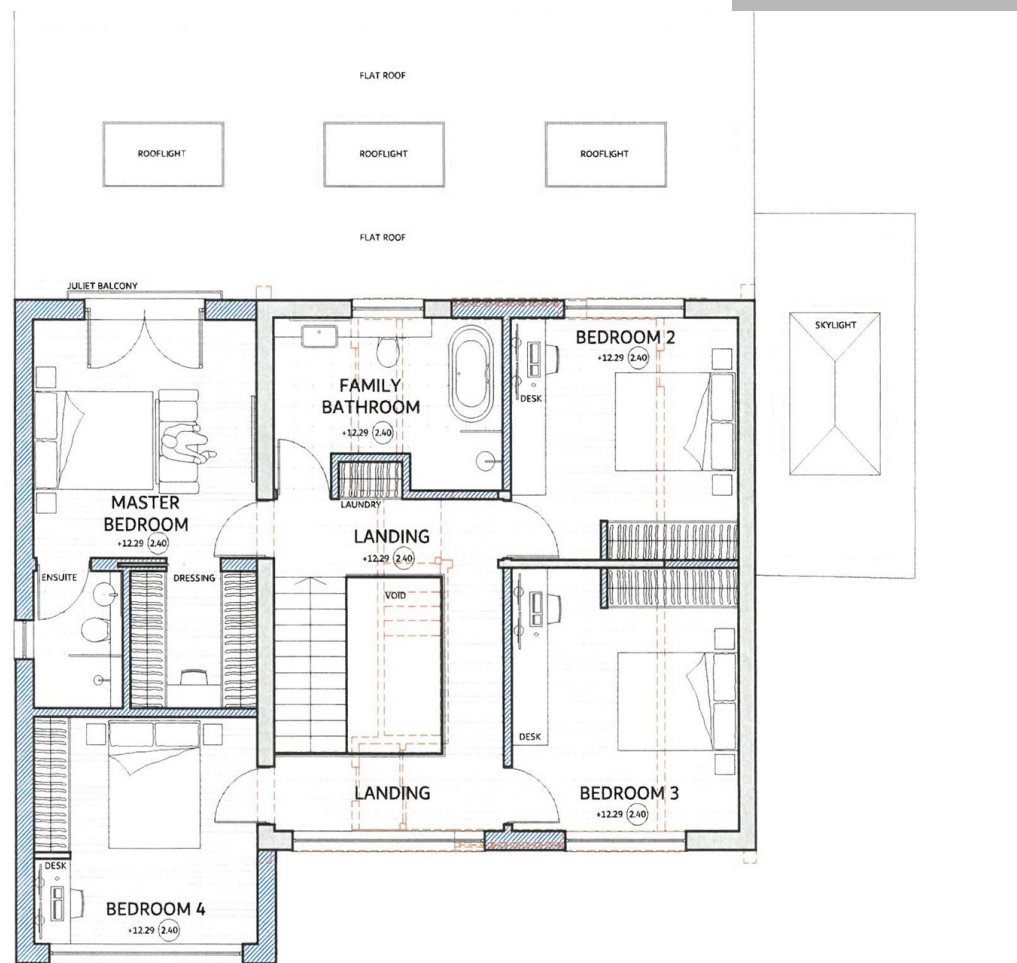
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EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

 ERECTED WALLS

 WALLS TO BE REMOVED

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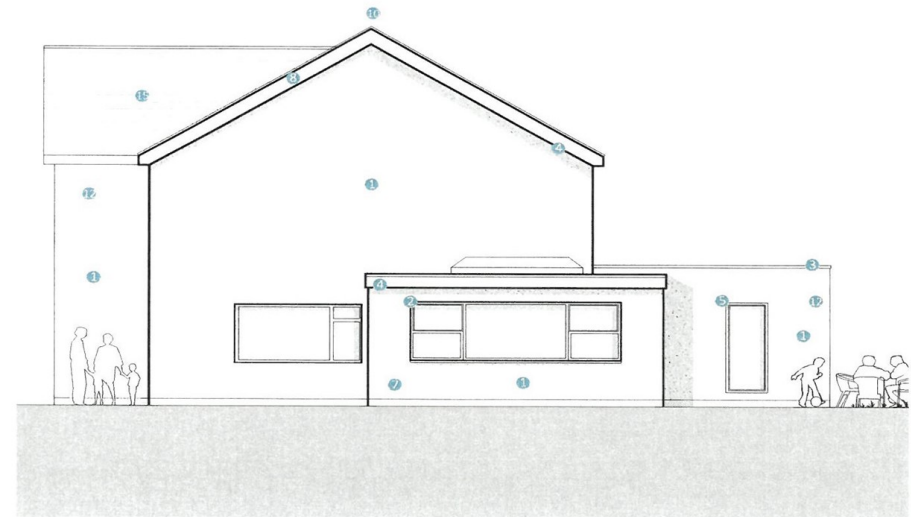
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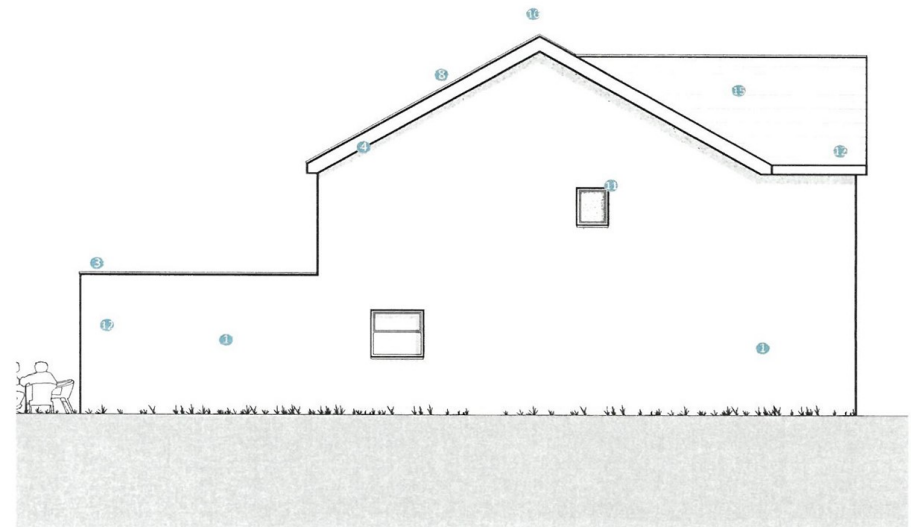
PROPOSED FRONT ELEVATION
1:100 @ A3



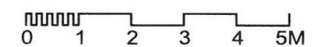
PROPOSED SIDE ELEVATION 1
1:100 @ A3



PROPOSED REAR ELEVATION
1:100 @ A3



PROPOSED SIDE ELEVATION 2
1:100 @ A3



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