



Terence Painter

ESTATE AGENTS

- Detached Period Family Home
- Six Bedrooms
- Spacious & Flexible Living Accommodation Measuring in excess of 2,500sqft
- 111' x 99' Well Maintained Wrap Around Garden
- Double Garage & Triple Driveway
- Modern Kitchen/Breakfast Room with Integrated Appliances
- Potential Annex, Home Work or Studio Space
- Well Appointed Family Bathroom & En-suite Shower Room
- Central Broadstairs Location
- Many Original Features
- Located Within Yards of the High Street, Beach, Schools & Transport Links
- Well Maintained & Presented

25 Osborne Road, Broadstairs, Kent. CT10 2AF.

Freehold £800,000

SUBSTANTIAL DETACHED SIX BEDROOM PERIOD FAMILY HOME LOCATED ON A GENEROUS CORNER PLOT IN THE HEART OF BROADSTAIRS, AND OFFERING SO MUCH MORE THAN MEETS THE EYE!

This attractive and well maintained detached period family residence sits proud on a large corner plot perfectly located for family life, within yards of the town's amenities including its stunning sandy beaches, excellent schools and train station. The library, GP surgery, vets, children's playground, skate park and shops are all just a two-minute walk away.

The spacious accommodation of this property is arranged over two floors and measures in excess of 2,500sqft, boasting many original features that you would hope to see in this style of property. The owners have previously utilised part of the ground floor accommodation as a medical practice, with independent side access. This area could now potentially become an annex for a family dependent, a home working space, treatment rooms or studio, or be used as additional rooms for this substantial family home.

The accommodation includes an entrance porch, large and welcoming entrance hall with an impressive staircase, double aspect lounge and dining room, modern kitchen/breakfast room with integrated appliances, sliding double glazed doors to the garden and a utility room. The former medical practice can be accessed from the entrance hall, rear garden or separate entrance door from Manor Road. This area comprises an entrance hall, waiting room, reception office, two consultation rooms and a w.c.

On the first floor is a well appointed family bathroom and six wonderfully proportioned bedrooms; including the principle bedroom which features an en-suite shower room.

This home sits on a generous corner plot measuring 111' x 99' and is surrounded by beautifully kept predominantly lawned gardens with a wide range of mature trees and hedges. There is double garage and off street parking to the rear of the property which is accessed via St Mildreds Avenue. In our opinion the plot may offer development potential, subject to planning permission.

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 UPVC front door.

Entrance Porch

There is tiled flooring and a part glazed wooden door to the entrance hall.

Entrance Hall

8.00m x 1.20m (26' 3" x 3' 11") There are carpeted stairs to the first floor, high level skirting boards, ornate coving, wall lights, tiled flooring, radiator, open doorway to an inner lobby and doors leading off to the lounge, kitchen/breakfast room and former reception room.

Inner Lobby

1.75m x 1.06m (5' 9" x 3' 6") There is tiled flooring and doors leading off to the dining room, utility room and former consulting room two.

Lounge

4.83m x 4.21m (15' 10" x 13' 10") This double aspect room features a double glazed bay window to the front of the property, double glazed window to the side which enjoys views over the garden, feature fireplace, media points, high level skirting boards, ornate coving, picture rail, radiator and tiled flooring.

Kitchen/Breakfast Room

5.16m x 2.80m (16' 11" x 9' 2") This double aspect room features a double glazed window to the side of the property and double glazed sliding doors to the garden. The kitchen comprises an extensive range of white high gloss units with a range of integrated appliances, black granite worktops with a stainless steel sink inset, contemporary style column radiator, ample space for a dining table and chairs and tiled flooring.

Dining Room

3.93m x 2.72m (12' 11" x 8' 11") This is another double aspect room with double glazed windows to the side and rear of the property, radiator and tiled flooring.

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Utility Room

2.60m x 1.04m (8' 6" x 3' 5") 2.60m x 1.04m (8' 6" x 3' 5") There are two frosted double glazed windows to the side of the property, fitted base unit with space and plumbing for a washing machine, stainless steel sink unit inset to roll top worksurfaces, wall mounted boiler, radiator and tiled flooring.

Separate Side Access Entrance & Hallway

This hallway provides access to all the former surgery rooms and is accessed via an independent door to the side of the property (Manor Road Side). There is a double glazed window to the side of the property, radiator and carpet flooring.

Room (Former Waiting Room)

3.94m x 2.78m (12' 11" x 9' 1") There is a double glazed window to the rear of the property, double glazed bay window to the side, carpet flooring, radiator.

Room (Former Reception Area)

2.89m x 2.73m (9' 6" x 8' 11") There is a door to the the entrance hall, radiator and carpet flooring.

Room (Former Consulting Room One)

3.43m x 3.20m (11' 3" x 10' 6") There is a vanity unit, fitted wall and base units, radiator and vinyl flooring.

Room (Former Consulting Room Two)

4.05m x 2.71m (13' 3" x 8' 11") There is a vanity unit with two hand wash basins, door to the inner lobby, fitted wall and base units, radiator and vinyl flooring and a glazed UPVC door to the garden.

Cloakroom/W.C

There is a frosted double glazed window to the rear of the property, low level w.c, wash hand basin, electric hand dryer, tiled walls to dado level and vinyl flooring.

First Floor

Landing

This is a large L shaped landing featuring a large box bay window to the side of the property with window seats, radiators, high level skirting boards, picture rail, loft hatch and carpet flooring. There are doors leading off to the bedrooms and bathroom.

Principle Bedroom

4.82m x 3.82m (15' 10" x 12' 6") There is a double glazed bay window to the front of the property high level skirting boards, picture rail, coving, wall lights, carpet flooring, radiator and a door to the en-suite shower room.

En-Suite

2.42m x 1.97m (7' 11" x 6' 6") There is a frosted double glazed window to the front of the property, fully tiled shower cubicle, low level w.c, bidet, wash hand basin inset to a vanity unit with an illuminated mirror over, radiator, tiled walls, picture rail, extractor and tiled flooring.

Bedroom Two

4.81m x 3.29m (15' 9" x 10' 10") This is a double aspect room with a double glazed bay window to the front of the property and a double glazed window to the side. There are fitted wardrobes, feature fireplace, high level skirting boards, picture rail, coving, wall lights, carpet flooring and a radiator.

Bedroom Three

4.22m x 3.94m (13' 10" x 12' 11") There is a double glazed bay window to the side of the property, fitted wardrobes, high level skirting boards, picture rail, coving, carpet flooring and a radiator.

Bedroom Four

3.93m x 2.18m (12' 11" x 7' 2") There are double glazed windows to the side and rear of the property, fitted wardrobe, high level skirting boards, picture rail, carpet flooring and a radiator.

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Bedroom Five

2.85m x 2.71m (9' 4" x 8' 11") There is a double glazed window to the rear of the property, fitted wardrobes, high level skirting boards, picture rail, carpet flooring and a radiator.

Bedroom Six

2.85m x 2.71m (9' 4" x 8' 11") There is a double glazed window to the side of the property, high level skirting boards, picture rail, carpet flooring and a radiator.

Bathroom

3.94m x 2.40m (12' 11" x 7' 10") There are two frosted double glazed windows to the side and one to the rear. This well appointed bathroom comprises a fully tiled shower cubicle, panelled bath with mixer tap and shower attachment, low level w.c, wash hand basin with mixer tap inset to a vanity unit, chrome ladder style towel radiator, conventional radiator, tiled walls and flooring.

Exterior

Garden

34m x 30.20m (111' 7" x 99' 1") This home sits on a very generous size corner plot and boasts wrap around gardens which are mainly laid to lawn. There is a large Indian sandstone patio area and an eclectic range of mature trees, hedges and shrubs. There is a door to the rear of the double garage and a gate to the driveway. In our opinion the plot may offer development potential, subject to planning permission.

Double Garage & Triple Driveway

6.17m x 5.58m (20' 3" x 18' 4") This garage is accessed via St Mildreds Road to the rear of the property and features a remote activated up and over door, lighting and power points. There is a driveway for three cars.

Council Tax Band

The council tax band is F. The vendors have advised us that the property is now classed solely as residential.

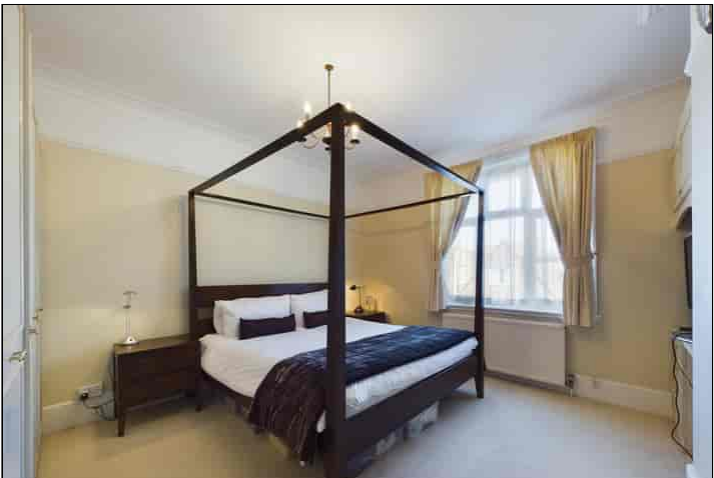


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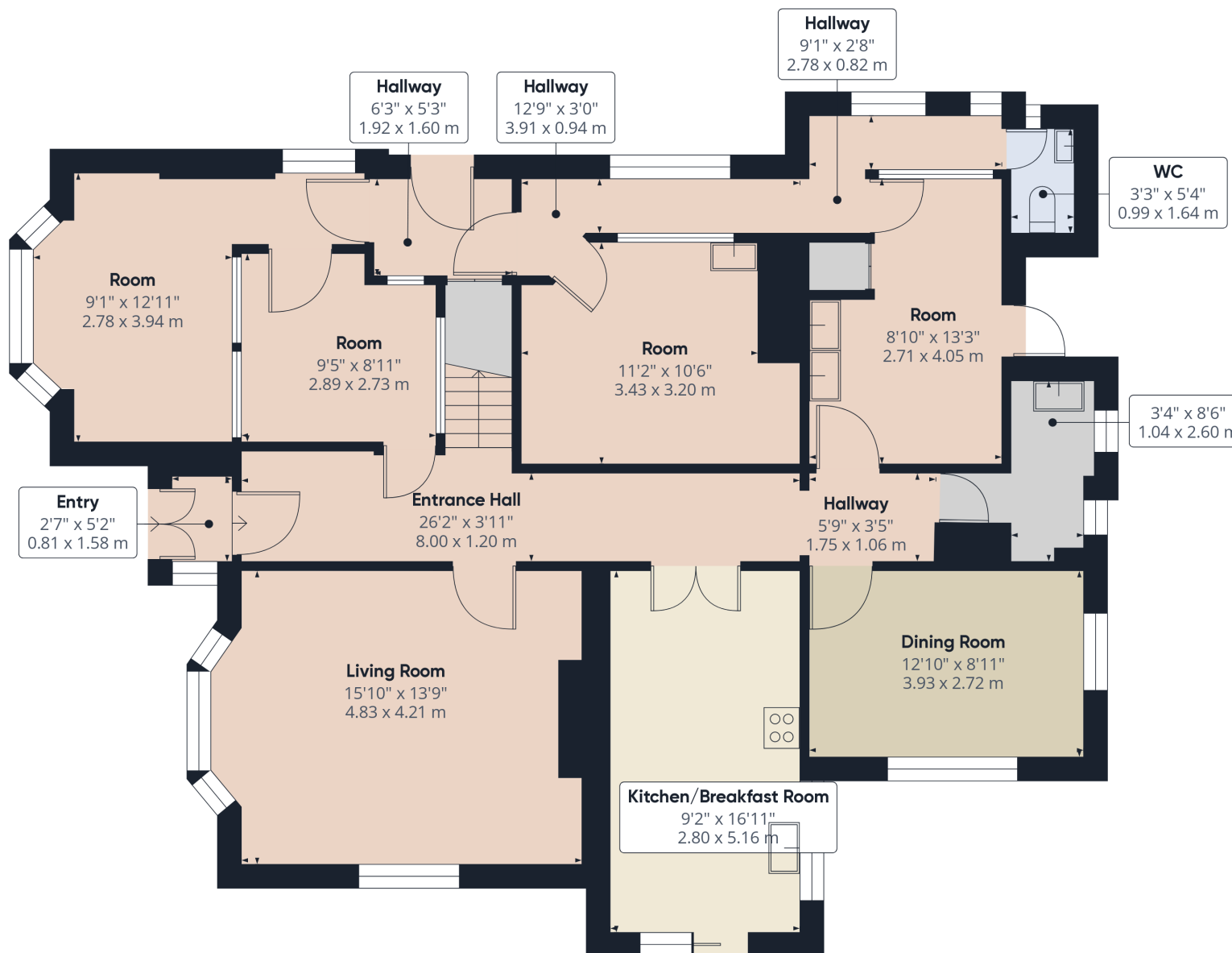


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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.

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.



Approximate total area⁽¹⁾
1300.5 ft²
120.82 m²

(1) Excluding balconies and terraces

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

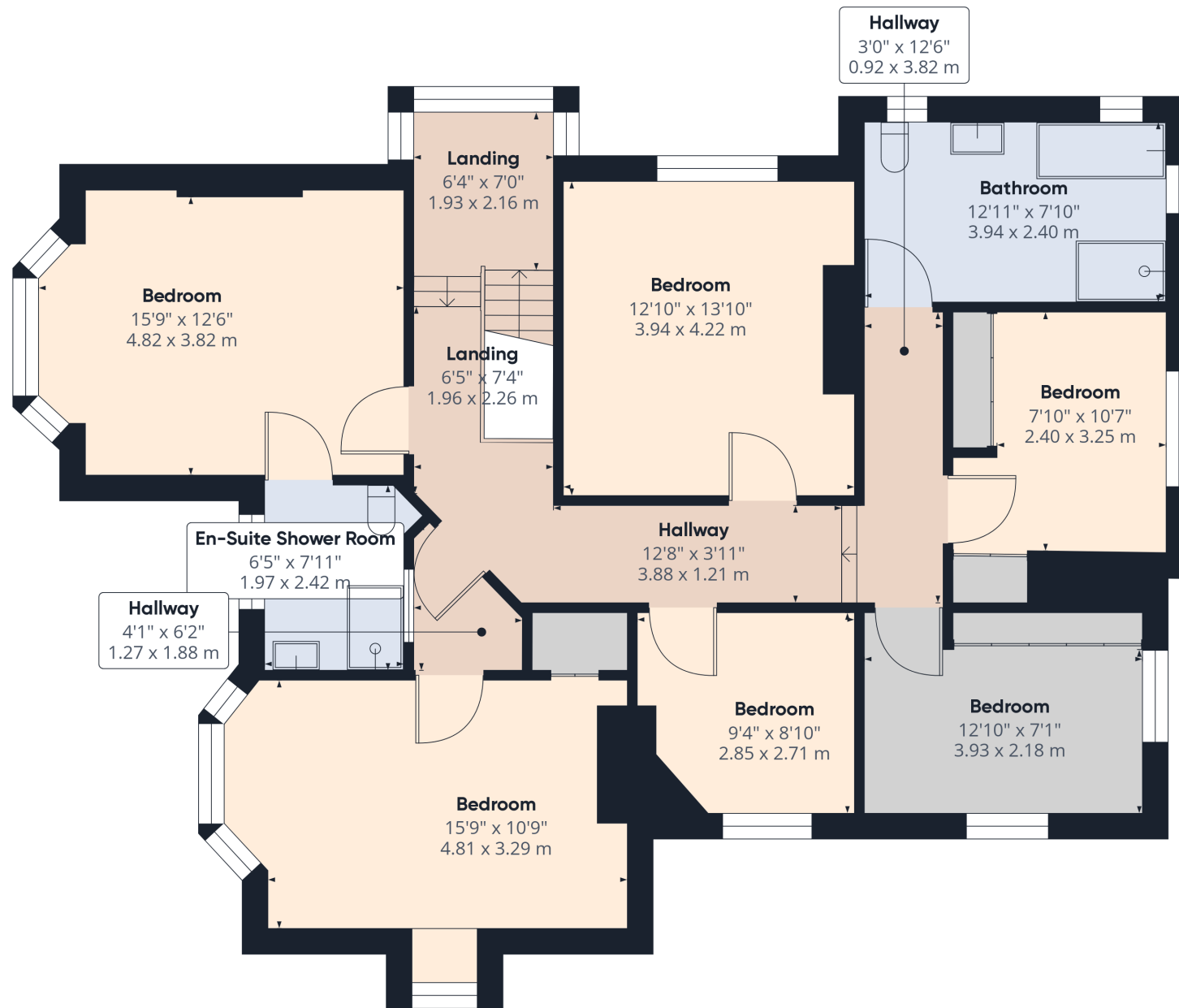
Calculations are based on RICS IPMS 3C standard.

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Ground Floor Building 1

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Floor 1 Building 1

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Approximate total area⁽¹⁾

1238.17 ft²

115.03 m²

(1) Excluding balconies and terraces

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Double Garage

18'3" x 20'2"

5.58 x 6.17 m

Approximate total area⁽¹⁾

372.75 ft²

34.63 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Ground Floor Building 2

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£800,000