

Terence Painter

ESTATE AGENTS



- First Floor Sea Front Apartment
- Two Double Bedrooms Including Master Bedroom With a Juliet Balcony with Sea Views & En-suite
- Sea Views From Most Rooms
- 15'6" Private Balcony with Uninterrupted Sea & Beach Views
- No Forward Chain
- Communal Heated Swimming Pool
- Secure Gated Underground Parking Space
- 24' Double Aspect Lounge/Diner
- 19'10" Fitted Kitchen/Diner
- Prestigious Cliff Top Development
- Spacious & Well Presented

Flat 39, 61 Charleston Court, West Cliff Road, Broadstairs, Kent. CT10 1RY.

Leasehold £495,000

STUNNING & SPACIOUS SEA FRONT APARTMENT LOCATED IN ONE OF BROADSTAIRS' MOST DESIRABLE DEVELOPMENTS, OFFERING SPECTACULAR UNINTERRUPTED SEA & BEACH VIEWS.

Charleston Court is an impressive landmark building situated on the cliff top at Western Esplanade, overlooking the sea in Broadstairs and is ideally located within easy access to the High Street with its eclectic range of independent shops, cafe's, bars and train station with high speed services to London St Pancras.

Security is an important factor with key card access for residents and an entry phone system for visitors. Just below the apartments is the idyllic Louisa Bay which neighbours the ever popular Viking Bay with its picturesque harbour.

Charleston Court was built in 1995 to a very high standard and it is so popular that flats rarely appear on the market and when they do, get snapped up very quickly. These lavish apartments also come with exclusive use of the residents only heated swimming pool, as well as its changing facilities and secure underground parking.

This apartment is located in a very prominent part of the development and offers very generous living accommodation comprising a welcoming central entrance hall with doors leading into all rooms including two great sized double bedrooms with both offering sea views. The principal bedroom also boasts fitted wardrobes and an en-suite with a bath and shower facilities over. The family shower room has a fully tiled shower cubicle, wc and wash hand basin. The double aspect 24' lounge/diner is bright and airy and enjoys stunning sea views from all windows and provides access to the balcony which is the real jewel in the crown and boasts uninterrupted panoramic sea views. The well appointed 19'10" kitchen/diner offers an extensive range of fitted units and space for a further dining table and chairs. This home is being offered with no forward chain so call Terence Painter Estate Agents today on 01843 866866.

Ground Floor

Communal Entrance

There is a secure entry system and stairs to all floors.

First Floor

Apartment Entrance

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

Entrance Porch

1.29m x 1.23m (4' 3" x 4' 0") There is a wall mounted phone for the security entry system, carpet flooring, down lights and a further door to the entrance hall.

Entrance Hall

There are downlights, radiator, carpet flooring and doors leading off to the bedrooms, bathroom, kitchen/diner and double doors to the lounge/diner.

Lounge/Diner

7.32m x 4.74m (24' 0" x 15' 7") This exceptionally generous size dual aspect room benefits from breath-taking sea views via a double glazed window to the side and a large window and door to the front which also provides access to the balcony. There are wall lights, media points, radiators and carpet flooring.

Balcony

4.73m x 2.27m (15' 6" x 7' 5") This sea facing balcony offers stunning uninterrupted open sea views across Louisa Bay and Viking Bay. There is paved flooring and lighting.

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Kitchen/Diner

6.05m x 3.51m (19' 10" x 11' 6") This is another generous size dual aspect room with a double glazed windows to either side of the room with one offering side on sea views. The kitchen comprises an extensive range of wall, base and drawer units with an integrated electric oven/grill and four burner gas hob with an extractor hood over. There space and plumbing for a washing machine, tumble dryer, slimline dishwasher and fridge freezer. This room also features a large storage cupboard, wall mounted combination boiler, localised wall tiling, vinyl flooring and space for a dining table and chairs.

Bedroom One

4.05m x 3.43m (13' 3" x 11' 3") There are two large double glazed windows to the side of the property which also open up as doors to a Juliet balcony, offering beautiful elevated sea views. There are fitted wardrobes, radiator, wall lights, carpet flooring and a door leading off to the en-suite bathroom.

En-Suite Bathroom

2.26m x 1.77m (7' 5" x 5' 10") There is a frosted double glazed window to the rear of the property, panelled bath with mixer tap with shower attachment, low level w.c, wash hand basin with mixer tap and fitted mirror over, radiator, localised wall tiling, electric shaver point, down lights, extractor and vinyl flooring.

Bedroom Two

3.42m x 3.10m (11' 3" x 10' 2") There is a double glazed window to the side of the property offering sea views, radiator and carpet flooring.

Bathroom

2.48m x 1.72m (8' 2" x 5' 8") There is a fully tiled corner shower cubicle, low level w.c, wash hand basin with mixer tap and fitted mirror over, radiator, localised wall tiling, electric shaver point, down lights, extractor and vinyl flooring.

Swimming Pool

There is a communal heated swimming pool with changing rooms.

Secure Gated Underground Parking

This apartment benefits from an allocated secure gated underground parking space.

Lease Information

The current owners have advised us of following information, however we must advise that all prospective purchasers have their Solicitor verify the information.

Lease is 999 years from 25/12/1994

Ground Rent is £25 per annum

Service Charge is £3450 per annum

Pets are allowed

The flats can be rented out for a minimum of 6 months. No holiday lets are permitted.

Council Tax Band is F

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

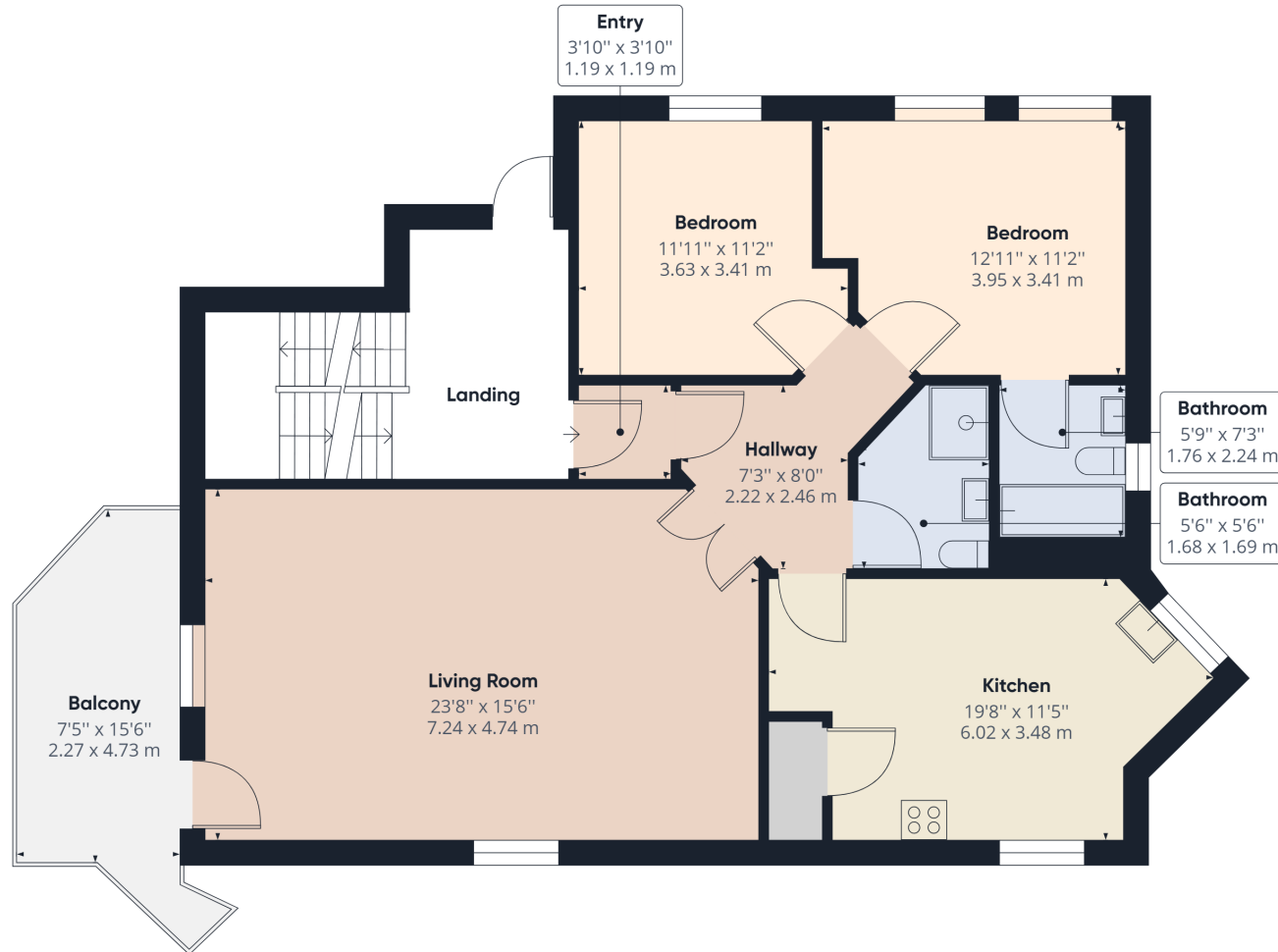


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

990.49 ft²
92.02 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.

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