

Terence Painter

ESTATE AGENTS



- Extended & Elegantly Remodelled Family Home
- Spacious & Flexible Living Accommodation
- Accommodation in Excess of 2200ft²
- Four / Five Bedrooms
- Two Large Reception Rooms
- Ideal Growing Family Home or Multi Generational Living
- High Specification En-Suites to Two Bedrooms
- Stunning Family Bathroom
- Fitted Open Plan Kitchen/Breakfast Room
- Located Close to Shops, Schools & Transport Links
- Highly Regarded Location
- Double Tandem Driveway & Former Garage (Currently used as a utility/storage room)
- Entertainment/Living Room & Sun Room
- Monitored Security Alarm System

23 St Peters Court, Broadstairs, Kent. CT102UU.

Freehold £675,000

EXTREMELY SPACIOUS AND VERSATILE FAMILY HOME OFFERING SO MUCH MORE THAN SIMILAR HOMES IN THE AREA AND BEING SOLD WITH NO FORWARD CHAIN!

This stunning and impressive home is a true credit to the current owners who have extensively extended, remodelled and elegantly refurbished the property to a luxurious standard. Close attention to detail has been paid to the finish with high quality materials used throughout. Located in the sought-after seaside Victorian Town of Broadstairs, features a variety of shops, bars, restaurants, along with annual events like Folk Week, The Dickens Festival and the Food Fair. Broadstairs and nearby Ramsgate offer excellent primary, grammar and private schools, and the station provides access to Central London via the High Speed Train in just over an hour. Residents enjoy sandy beaches for swimming and surfing, scenic walking routes for dogs. Golfers can visit the renowned North Foreland Golf Course, while nearby stables cater to equestrians. Additionally, various sporting clubs offer activities such as football, rugby, cricket, tennis, squash, bowls and badminton.

The spacious accommodation of this home comprises a stunning entrance hall, a 24' 8" lounge/diner, a contemporary cloakroom/WC, a large kitchen/breakfast room, and a 23'10" entertainment room incorporating a TV room and a sunroom. There is also a spacious inner hallway which the current vendors have used as a reception room, a home office (or optional fifth bedroom), and a further bedroom with French doors leading to the garden and a luxury en-suite shower room.

On the first floor, the property features a stunning modern family bathroom and three further double bedrooms with fitted furniture. The principal bedroom with an impressive en-suite shower room.

Externally, the property offers a low-maintenance rear garden, a double tandem driveway, and a converted and repurposed garage that serves as a utility/storage/multi purpose room but can easily be returned to its original purpose.

At over 2,200sq ft., this stunning home offers an abundance of space ideal for a growing family or multi-generational living, so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via UPVC front door to the entrance hall.

Entrance Hall

4.94m x 2.72m (16' 2" x 8' 11") Stunning entrance hall with polished black granite tiling, elegant down-lighting, floor level lighting, underfloor heating and coved ceiling- leading to Lounge/Diner, stairway going upstairs, and the open-plan Kitchen. The house has full central heating with a recently upgraded Boiler at EPC Level C/D.

Cloakroom/W.C

1.75m x 1.52m (5' 9" x 5' 0") With black granite tiling, underfloor heating, downlights a contemporary style wash basin on a glass and wooden vanity unit, radiator, extractor, glass bricked alcove, infinity mirrors and coved ceiling. This luxurious downstairs Cloakroom/WC is the perfect welcome for guests when they arrive.

Lounge/Diner

7.51m x 4.36m (24' 8" x 14' 4") With matching cream interiors, this generous size and well-defined lounge/dining room features two double-glazed windows to the front of the property and coved ceiling. A service hatch connects to the kitchen making it perfect for hosting formal dinners.

Open Plan Kitchen/Breakfast Room

5.56m x 4.43m (18' 3" x 14' 6") Spacious open-plan kitchen featuring solid-oak fitted units and a convenient breakfast bar that seamlessly connects to the entertainment room, sunroom, and garden —ideal for hosting guests. Includes an integrated dishwasher, dual-fuel cooker with extractor hood, under-counter freezer, and coved ceiling with downlights.

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Living Room Two "Entertainment Room"

7.27m x 4.24m (23' 10" x 13' 11") "The Hub of the House". This spacious, bright, and airy room seamlessly connects the TV room (with custom built-in surround sound wiring) and sun room to the open-plan kitchen. It features two floor-to-ceiling double-glazed windows, a partially vaulted ceiling, and lantern light. The room is further enhanced by dimmable downlights, wall lights, media points, and sliding doors to the garden-the perfect entertainment room. .

Sun Room

2.93m x 2.39m (9' 7" x 7' 10") The sun room is fully double-glazed including the roof, with sliding doors and French doors granting ample access to the garden.

Inner Hallway

4.85m x 2.23m (15' 11" x 7' 4") Accessed via the entrance hall or Entertainment room, this large inner hallway is used as a further reception room and features strategically placed lantern lights, designer low-level lighting, dimmable downlights, built-in shelving, black granite tiled flooring with underfloor heating, coved ceiling, and access to the the office/bedroom five and bedroom four with en-suite.

Bedroom Five/Office

3.49m x 1.67m (11' 5" x 5' 6") This bright single bedroom has plenty of natural light via the Velux sky window and double-glazed window to the rear of the property. The coved ceiling, fitted chunking, and media ports creates the perfect setting for a home office.

Bedroom Four

4.53m x 2.72m (14' 10" x 8' 11") There are double-glazed French doors to the rear which provide access to the garden, Velux window, door to the en-suite, loft hatch for loft storage, coved ceiling and carpet flooring.

En-Suite Shower Room

2.23m x 1.93m (7' 4" x 6' 4") There is a large fully granite tiled walk-in shower cubicle with a fitted rain style shower head, low level WC, wash hand basin, ladder style radiator, wall lights, down lights, extractor, granite tiled walls and flooring with underfloor heating.

Landing

Landing

Featuring a linen cupboard, large loft storage that spans the length of the upper level, access to the bedrooms, and family bathroom.

Principle Bedroom

4.29m x 3.64m (14' 1" x 11' 11") Features a double-glazed window to the rear and a door to the en-suite shower room, an extensive range of bespoke wardrobes and complementing furniture, wall lights, central chandelier, radiator and carpet flooring.

Principle Bedroom En-Suite Shower Room

4.44m x 1.92m (14' 7" x 6' 4") An impressive en-suite shower room featuring a large fully tiled walk-in shower cubicle with a fitted rain style shower head and separate hand shower attachment, low level WC and twin wash hand basins inset to a vanity unit with a feature illuminated mirror over. There is a towel radiator, two large built-in storage cupboards, fully tiled walls and flooring, down lights, and underfloor heating. There is a frosted double-glazed window to the rear.

Bedroom Two

4.15m x 3.35m (13' 7" x 11' 0") There is a double-glazed window to the front of the property, extensive range of built-in furniture, radiator and carpet flooring.

Bedroom Three

3.37m x 3.27m (11' 1" x 10' 9") This room features a double-glazed window to the front of the property, built-in mirrored front cupboards and carpet flooring.

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Family Bathroom

2.81m x 1.71m (9' 3" x 5' 7") This stunning bathroom features a panelled bath with feature lighting and a fitted rain-style shower head over with a separate hand shower attachment, low level WC, large wash hand basin inset to a floating effect vanity unit, complementing storage unit, and towel radiator and inset mirror. There is a frosted double-glazed window to the side, tiled flooring, and tiled walls with feature recessed storage shelving.

Exterior

Rear Garden

This is a relatively low-maintenance rear garden which is predominantly shingled. There is a large timber shed, raised produce beds, a side access gate and an outside hose point and power point. There are remote-controlled security spot lights, wall and low level feature lights.

Garage/Utility Room & Driveway

4.99m x 2.49m (16' 4" x 8' 2") The current owners have converted and repurposed the garage into a utility/storage room which can easily be converted back into a garage. There is space and plumbing for a washing machine and tumble dryer, a wall mounted boiler, water cylinder fitted base unit with a stainless steel sink unit inset, water softener, lighting, power points and vinyl flooring. To the front of the garage is a double tandem block paved driveway.

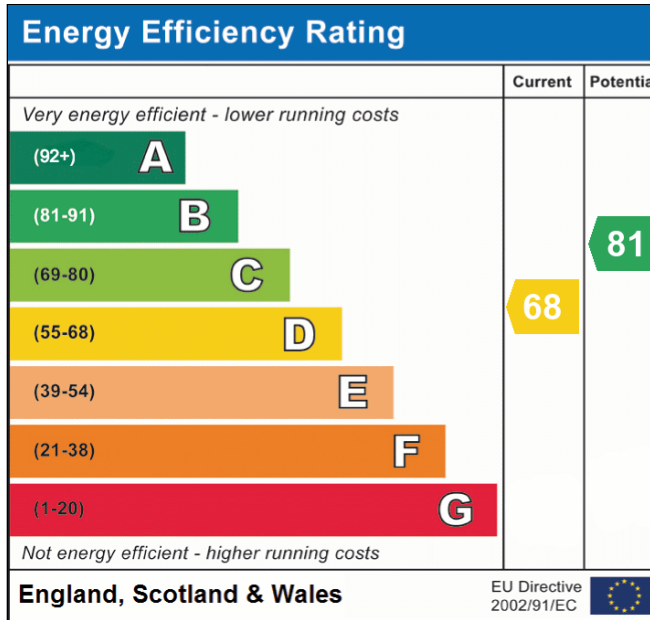
Council Tax Band

The council tax band is E.



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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.

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Ground Floor

Approximate total area⁽¹⁾

1572.18 ft²
146.06 m²

Reduced headroom

6.07 ft²
0.56 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

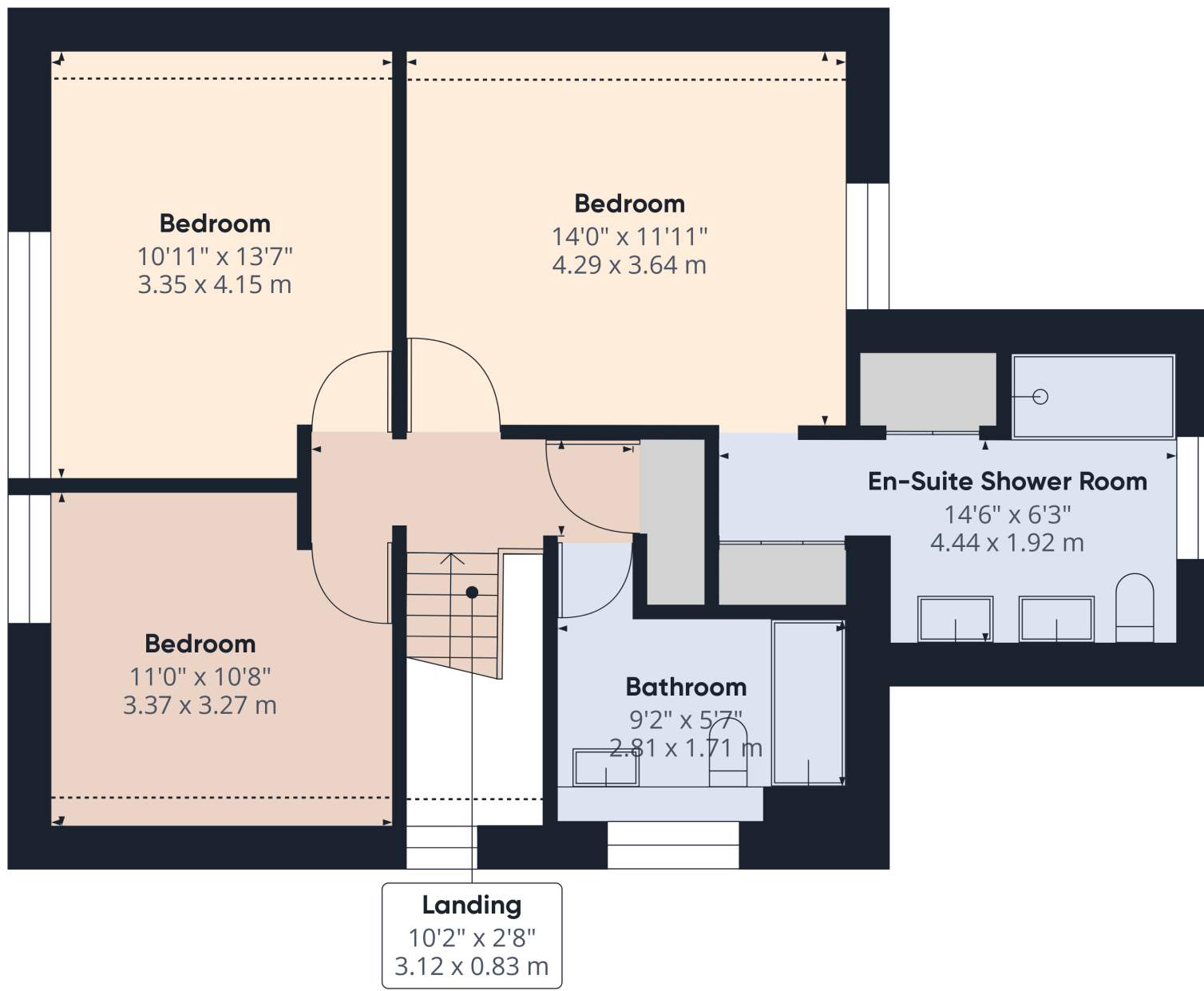
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

635.94 ft²

59.08 m²

Reduced headroom

30.38 ft²

2.82 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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