



Terence Painter

ESTATE AGENTS

- Semi Detached Period House
- Four Bedrooms
- Two Reception Rooms
- 82'6" south Facing Rear Garden
- Close Proximity to Beach, High Street, Schools & Transport Links
- Downstairs Cloakroom/W.C
- Central Broadstairs Location
- Driveway
- Family Bathroom & Separate WC
- Large Workshop



8 King Edward Avenue, Broadstairs, Kent. CT101PH.

Freehold £499,995

SPACIOUS FOUR BEDROOM SEMI DETACHED PERIOD FAMILY HOME IN THE HEART OF BROADSTAIRS WITH A STUNNING SOUTH FACING GARDEN AND DRIVEWAY!

This delightful period home is situated in one of Broadstairs most sought after tree lined avenues in the heart of the town; within close proximity to the picturesque sands at Viking Bay, schools, park, transport links and the bustling High Street with its eclectic range of local shops, bars and restaurants.

This property has been much loved by the current vendors and offers spacious living accommodation arranged over two floors. On the ground floor there is a welcoming entrance hall, lounge with a feature brick fire place and a double glazed box bay window, 23'6" dining room/Reception Room Two with double glazed doors to the rear garden, cloakroom/W.C and a 23'4" fitted kitchen.

On the first floor level is a bathroom, separate W.C and four good size bedrooms including bedroom two which features a shower cubicle.

Externally this home doesn't fail to impress with a mature 82'6" south facing rear garden with a large Indian sandstone patio area and timber built work shop. To the front of the house is a block paved driveway.

This property is available to view now so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

## Entrance

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Access into the property is via a leaded glazed wooden front door with complementing side light.

### Entrance Porch

There is a further glazed wooden door to the entrance hall.

### Entrance Hall

This is an L shaped room with carpeted stairs to the first floor, under stairs cupboard and doors leading off to the lounge, dining room/reception room two, cloakroom w.c and the kitchen.

## Principle Lounge

4.93m x 3.91m (16' 2" x 12' 10") 4.93m x 3.91m (16' 2" x 12' 10") There is a double glazed box bay window to the front of the property, feature brick fireplace, media points, radiator and carpet flooring.

## Dining Room/Reception Room Two

7.16m x 3.03m (23' 6" x 9' 11") This great size room is currently laid out as a dining room and second reception room. There are double glazed sliding doors to the rear garden, television point, radiator and carpet flooring.

## Cloakroom/W.C

There is a frosted window to the side of the property, low level w.c, radiator and tiled flooring.

## Kitchen

7.12m x 2.42m (23' 4" x 7' 11") There is a double glazed door and window to the rear which provides access to the garden. The kitchen comprises a matching range of wooden shaker style wall, base and drawer units with an integrated electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine, tumble dryer, dishwasher and fridge/freezer. There is a stainless steel sink unit inset to roll top worksurfaces, breakfast bar area, localised wall tiling, radiator and tiled flooring.

## First Floor

### Landing

This is an L shaped landing with a loft hatch, carpet flooring and doors leading off to the bedrooms, bathroom and separate w.c.

### Bedroom One

5.02m x 2.82m (16' 6" x 9' 3") There is a double glazed box bay window to the front of the property, fitted wardrobes, television point, radiator and carpet flooring.

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### Bedroom Two

3.73m x 3.04m (12' 3" x 10' 0") There is a double glazed window to the rear of the property, corner shower cubicle, radiator and carpet flooring.

### Bedroom Three

4.18m x 2.43m (13' 9" x 8' 0") There is a double glazed window to the front of the property, radiator and carpet flooring.

### Bedroom Four

2.42m x 2.40m (7' 11" x 7' 10") There is a double glazed window to the rear of the property, radiator and carpet flooring.

### Bathroom

1.87m x 1.51m (6' 2" x 4' 11") There is a frosted double glazed window to the side of the property panelled bath with a shower over, pedestal wash hand basin, chrome ladder style radiator, tiled walls and flooring.

### Separate W.C

There is a low level w.c and frosted double glazed window to the side of the property.

### Exterior

#### Rear Garden

25.15m x 8.68m (82' 6" x 28' 6") This beautifully kept south facing rear garden features a large Indian sandstone patio area immediately to the property with complementing foot path to the rear of the garden where there is a greenhouse and large workshop. The remainder of the garden is mainly laid to lawn with a range of mature trees, hedges and shrubs. There is a side access gate, hose point and lighting.

#### Workshop

5.35m x 3.02m (17' 7" x 9' 11") This timber built workshop features lights and power points.

### Driveway

This property benefits from a block paved driveway.

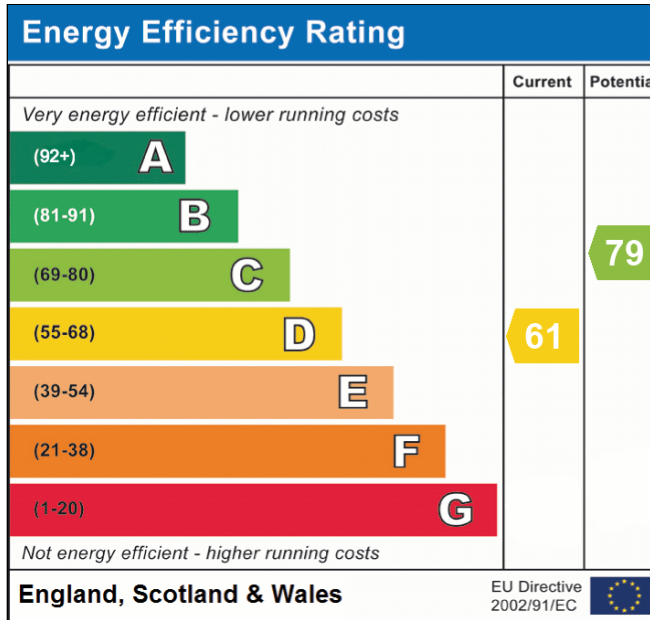
### Council Tax Band

The council tax band is D.



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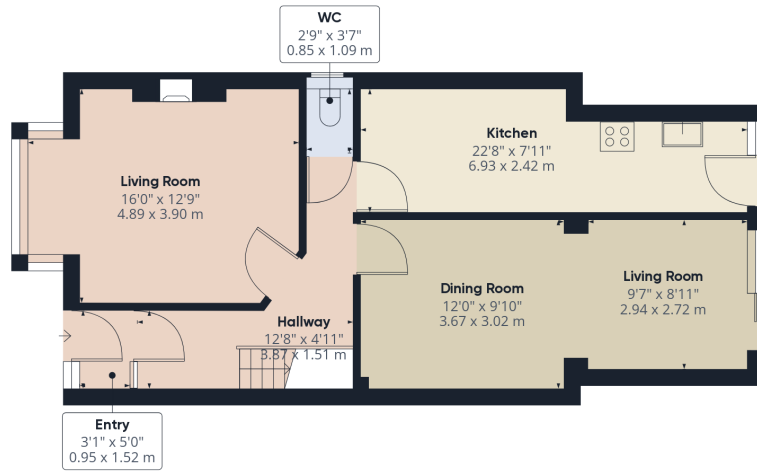


Viewing strictly by prior appointment with the Selling Agents  
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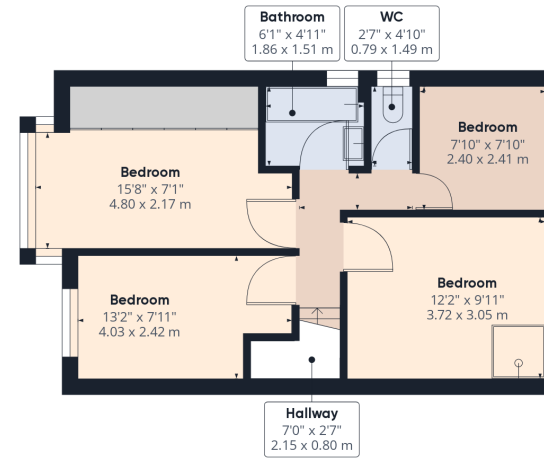
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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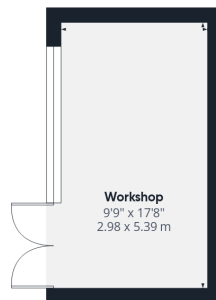
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1358.53 ft<sup>2</sup>  
126.21 m<sup>2</sup>

(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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