

Terence Painter

ESTATE AGENTS



- One Bedroom Second Floor Sea Side Apartment
- No Forward Chain
- Lift & Stairs To All Floors
- 17' Double Aspect Lounge/Diner with Sea Views
- Spacious & Well Presented
- Balcony with Stunning Sea & Beach Views
- 15'5" Principal Bedroom
- Communal Heated Swimming Pool
- Prestigious Cliff Top Development
- Secure Gated Underground Parking Space

Flat 22, 61 Charleston Court, West Cliff Road, Broadstairs, Kent. CT101RY.

Leasehold £285,000

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 and lift access to all floors.

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 a 17' lounge/diner with stunning sea views, kitchen with integrated appliances, 15'5" Principal bedroom with sea views and a well appointed bathroom. 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.

## Second Floor

### Apartment Entrance

Access into the property is via a wooden door.

### Entrance Hallway

1.95m x 1.52m (6' 5" x 5' 0") There are downlights, radiator, carpet flooring and doors leading off to the bedroom, bathroom, kitchen and double doors to the lounge/diner.

### Lounge/Diner

5.18m x 4.4m (17' 0" x 14' 5") This generous size dual aspect room benefits from breath-taking sea views via a double glazed window to the side and a large window/door to the front which also provides access to the balcony. It also features wall lights, two radiators, TV point and carpeted flooring.

### Balcony

This sea facing balcony offers stunning uninterrupted sea views across Louisa Bay and Viking Bay. There is paved flooring and lighting.

**Flat 22, 61 Charleston Court, West Cliff Road, Broadstairs, Kent. CT101RY.**

**£285,000**

## Kitchen

3.19m x 2.44m (10' 6" x 8' 0") The kitchen features a double glazed window to the rear of the property, high and low level kitchen units, integrated electric oven & gas hob inset to roll edge countertop, stainless steel sink unit; with integral waste disposal unit inset to worktop, space and plumbing for a fridge, washing machine and dishwasher, gas fired boiler, partly tiled walls and vinyl flooring.

## Bedroom

4.71m x 3.42m (15' 5" x 11' 3") The bedroom features from a double glazed window to the side of the property that offers beautiful sea views, wall lights, TV point, radiator and carpeted flooring.

## Bathroom

2.85m x 2.28m (9' 4" x 7' 6") The bathroom features a double glazed frosted window to the side of the property, low level w.c, panelled bath over bath shower attachment, wooden storage cupboards, extractor fan, wash hand basin with mirror over; light & electric shaving point, down lights, partly tiled walls and vinyl flooring.

## Extra

### 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.

### Council Tax Band - D

## Lease Information

Lease length - 999 years from 25th December 1996

Annual lease rent - £25

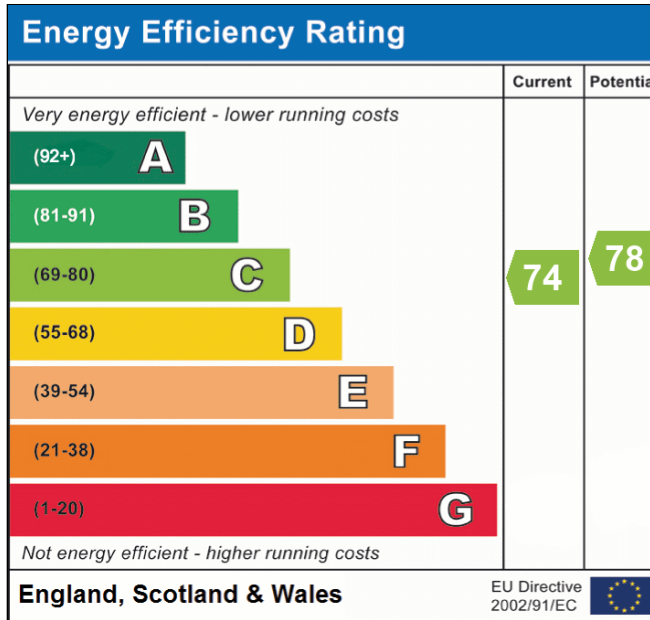
Annual Service Charge 2023 - Total approx. £4,000 payable in two, six monthly instalments.

Service charges include maintenance of all common parts, swimming pool, the grounds and the garage/parking area.



**Flat 22, 61 Charleston Court, West Cliff Road, Broadstairs, Kent. CT101RY.**

**£285,000**

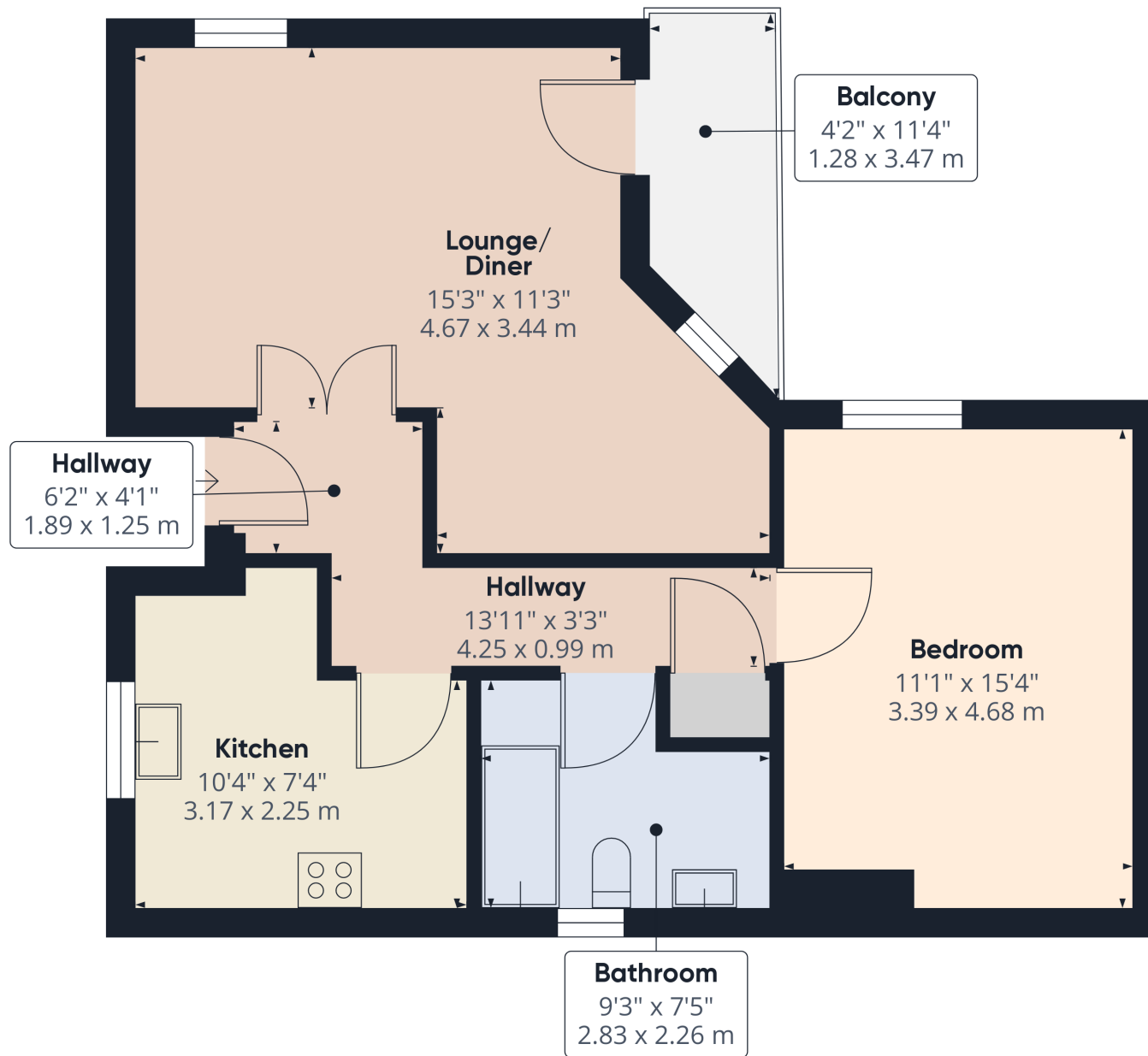


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto: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<sup>(1)</sup>

641.74 ft<sup>2</sup>

59.62 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.

GIRAFFE360

Flat 22, 61 Charleston Court, West Cliff Road, Broadstairs, Kent. CT101RY.

£285,000