



Terence Painter

ESTATE AGENTS

- Detached House
- Four Bedrooms
- Located Within Yards of The Picturesque Louisa and Viking Bays
- Double Garage
- 21' Kitchen/Diner With Integrated Appliances
- Well Appointed Family Bathroom & En-suite Shower Room
- 21'2" Living Room
- Ideally Situated for Schools, High Street & Transport Links
- Spacious & Airy Living Accommodation Arranged Over Three Floors
- Mature Landscaped Rear Garden
- Cloak Room/W.C
- No Forward Chain

13 West Cliff Road, Broadstairs, Kent. CT10 1PU.

Freehold £565,000

NO FORWARD CHAIN - DETACHED FAMILY HOME OFFERING AN ABUNDANCE OF LIVING SPACE IDEALLY LOCATED WITHIN YARDS OF THE BEACH & AMENITIES! This stunning individual detached family home is located within easy access of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is ideally located within close proximity of the property and features an eclectic range of local shops, restaurants and bars together with its mainline train station with high speed services to London. The area also benefits from a wide range of highly regarded schools and, if you find yourself with some spare time, North Foreland Golf Club is located within a mile of the property.

This wonderful home offers spacious and versatile accommodation arranged over three floors. On the ground floor there is a entrance porch, welcoming entrance hall, 21'2" living room, 21' well defined and appointed kitchen/diner with integrated appliances and a cloakroom/w.c.

On the first floor there are three bedrooms including the master which boasts an en-suite shower room. Also on this floor is a very well appointed family bathroom with bath and shower.

On the second floor is a landing/snug area and a further double aspect bedroom with fitted wardrobes.

Externally this home continues to impress with a mature landscaped rear garden with an abundance of planting and two paved patio areas. To the rear of the garden is an impressive size double garage with a remote activated up and over door, lighting and power points.

This really is a unique and impressive family home in a fabulous location being offered with no forward chain. For further information or to arrange a visit please call Terence Painter Estate Agents today on 01843 866 866.

Ground Floor

Entrance

Access into the property is via a glazed UPVC door to the entrance porch.

Entrance Porch

1.71m x 0.82m (5' 7" x 2' 8") There is tiled flooring, fitted benches and a glazed composite front door to the entrance hall.

Entrance Hall

3.72m x 3.00m (12' 2" x 9' 10") There are carpeted stairs to all floors, under stairs storage cupboard, double glazed window to the side of the property, wood flooring, radiator, down lights and doors leading off to the living room, kitchen/diner and cloakroom/w.c.

Lounge

6.48m x 4.75m narrowing to 3.17m (21' 3" x 15' 7" narrowing to 10'5") (L Shaped Room) There is a double glazed three section bay window to the front of the property, media points, radiator and carpet flooring. This room is open to the dining area.

Kitchen/Diner

6.41m x 3.33m (21' 0" x 10' 11") This well defined room is located to the rear of the property and extends to the full width of the property which makes it a great size room for the family. The kitchen comprises an extensive range of wooden wall, base and drawer units with a complementing island unit and a wide range of integrated appliances. There is double glazed window to the rear which enjoys views over the garden, sink unit inset to stone effect worktops, feature lighting, localised wall tiling, down lights and tiled flooring. The dining area is flooded with light thanks to a large double glazed lantern light and sliding double doors to the rear which provide views and access to the garden. There is a radiator, down lights and tiled flooring.

13 West Cliff Road, Broadstairs, Kent. CT10 1PU.

£565,000

<p>Cloakroom/W.C</p> <p>1.61m x 0.95m (5' 3" x 3' 1") There is a frosted double glazed window to the side of the property, low level w.c, ladder style towel radiator, wash hand basin inset to a vanity unit with fitted mirror over, tiled walls to dado level, tiled flooring and an extractor.</p>	<p>Family Bathroom</p> <p>2.90m x 2.01m (9' 6" x 6' 7") This very well appointed bathroom comprises a wood panelled bath with mixer tap with hand shower attachment, fully tiled shower cubicle, low level w.c, pedestal wash hand basin with fitted illuminated mirror over, ladder style towel radiator, down lights, extractor and fully tiled walls and flooring.</p>
<p>First Floor</p> <p>Landing</p> <p>3.33m x 2.54m (10' 11" x 8' 4") Double glazed window to side. Carpeted stairs to second floor. Radiator. Doors to:</p> <p>Bedroom One</p> <p>3.84m x 3.33m (12' 7" x 10' 11") There is a three section double glazed bay window to the front of the property, television point, radiator, carpet flooring and door to the en-suite shower room.</p> <p>En-suite Shower Room</p> <p>2.92m x 0.99m (9' 7" x 3' 3") This fully tiled room comprises a shower cubicle, pedestal wash hand basin, low level w.c, ladder style towel radiator, extractor, down lights and tiled flooring.</p> <p>Bedroom Two</p> <p>4.45m x 3.37m (14' 7" x 11' 1") This great size room boasts a double glazed window to the rear of the property, media points, radiator and carpet flooring.</p> <p>Bedroom Four</p> <p>2.44m x 2.00m (8' 0" x 6' 7") There is a double glazed window to the front of the property, radiator and carpet flooring.</p>	<p>Second Floor</p> <p>Landing/Snug</p> <p>2.99m x 1.95m (9' 10" x 6' 5") Double glazed window to front, recess storage cupboard, carpet flooring and door to bedroom three.</p> <p>Bedroom Three</p> <p>3.68m x 3.11m (12' 1" x 10' 2") There is a Velux window to front and double glazed window to rear. This room also features a range of fitted wardrobes, media points, radiator and carpet flooring.</p> <p>Front Garden</p> <p>There is a mainly paved walled front garden with a range of mature hedges and a side access gate.</p> <p>Rear Garden</p> <p>8.50m x 7.80m (27' 11" x 25' 7") This mature well maintained walled garden features a paved patio area immediately to the property with a complementing foot path to a further paved seating area to the rear of the garden and to the garage. There is a shaped lawned area, well stocked brick built raised flower beds, side access gate, door to the garage, outside lighting and power points.</p>

13 West Cliff Road, Broadstairs, Kent. CT10 1PU.
£565,000

Double Garage

6.19m x 4.84m (20' 4" x 15' 11") Vehicle access to the garage is via a lane to the rear of the property. There is a remote activated up and over door, lighting, power points, double glazed UPVC door to the rear garden and two double glazed windows to the rear.

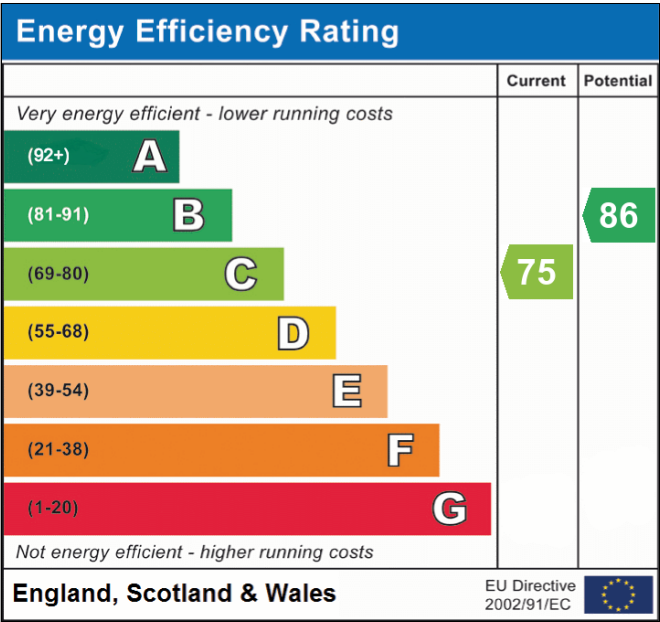
Council Tax Band

The council tax band is E.



13 West Cliff Road, Broadstairs, Kent. CT10 1PU.

£565,000

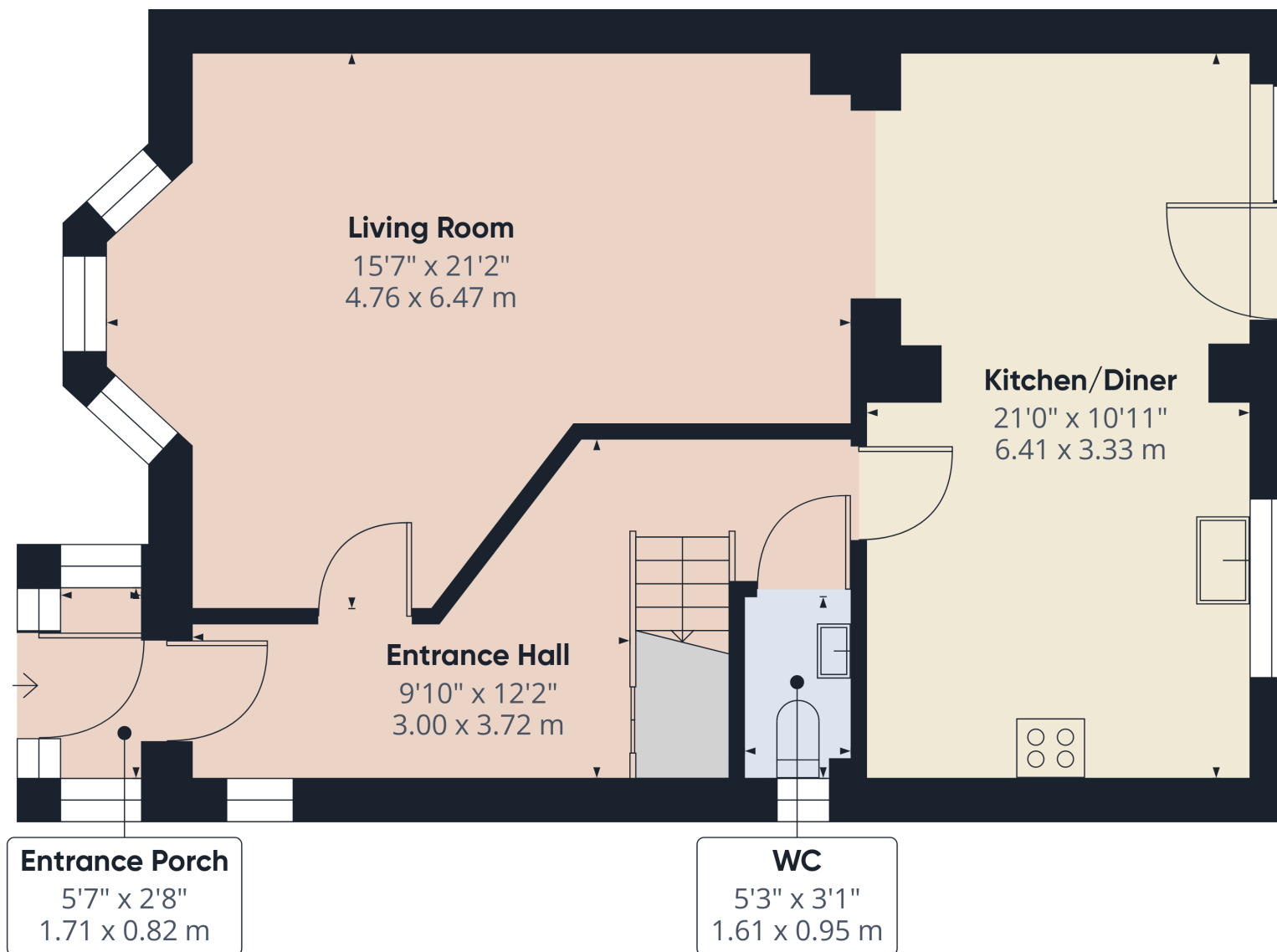


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.

Terence Painter

ESTATE AGENTS



Approximate total area⁽¹⁾

637 ft²
59.2 m²

(1) Excluding balconies and terraces

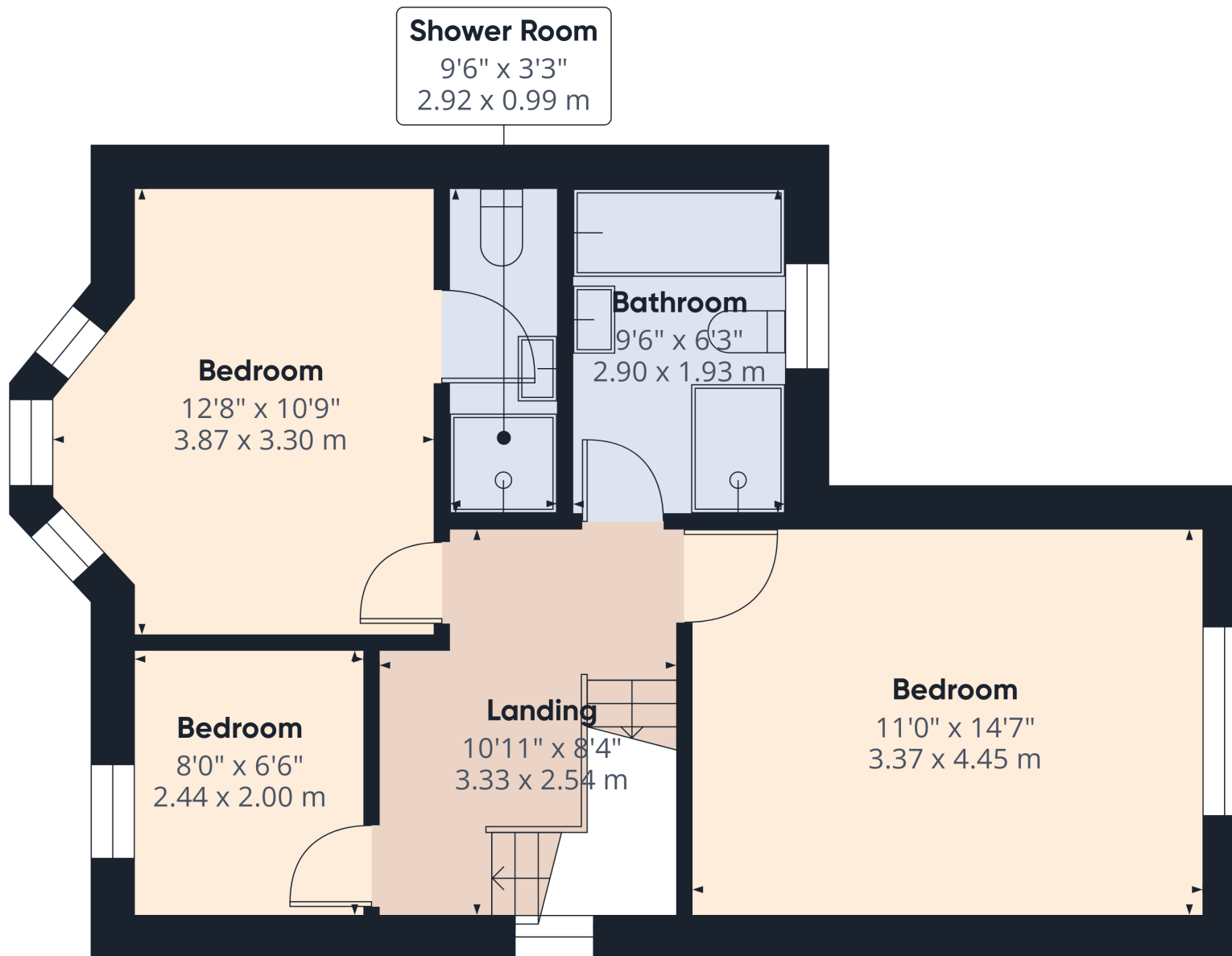
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1

13 West Cliff Road, Broadstairs, Kent. CT10 1PU.

£565,000



Approximate total area⁽¹⁾

492 ft²
45.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

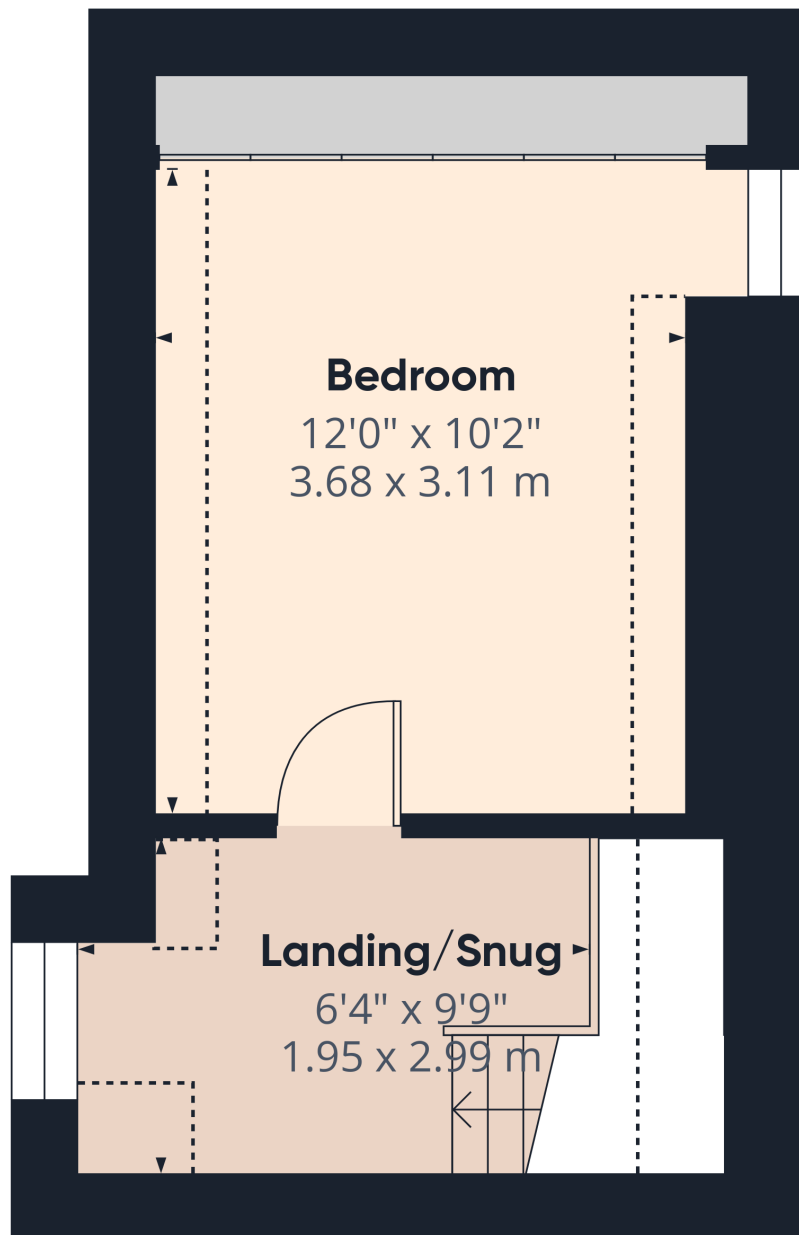
Floor 1 Building 1

13 West Cliff Road, Broadstairs, Kent. CT10 1PU.

£565,000

Terence Painter

ESTATE AGENTS



Floor 2 Building 1

Approximate total area⁽¹⁾

198 ft²

18.4 m²

Reduced headroom

26 ft²

2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

13 West Cliff Road, Broadstairs, Kent. CT10 1PU.

£565,000

Terence Painter

ESTATE AGENTS

Garage
15'10" x 20'3"
4.84 x 6.19 m

Approximate total area⁽¹⁾

357 ft²

33.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 2

13 West Cliff Road, Broadstairs, Kent. CT10 1PU.

£565,000