



Terence Painter

ESTATE AGENTS

- Substantial Detached Period House
- Six Bedrooms
- Three Large Reception Rooms
- Town Centre Location
- Kitchen/Diner & Utility Room
- Study & Basement
- 50ft Rear Garden
- Garage/Workshop & Driveway
- Well Maintained & Presented
- No Forward Chain



17 Queens Road, Broadstairs, Kent. CT10 1NU.

Freehold £750,000

A SUBSTANTIAL & ATTRACTIVE DETACHED CHARACTER HOUSE LOCATED WITHIN THE HEART OF BROADSTAIRS TOWN

This spacious detached house has been well maintained by the current owners and retains many of its original character features. Located within the heart of the town the property is within a few hundred metres of the towns shops, amenities, beaches and transport links.

On the ground floor the property features an L-shaped hallway, three substantial reception rooms, a study area, kitchen/diner, utility room and W.C.s. At basement level are two cellar storage rooms and on the first floor level there is spacious landing area, five bedrooms, an office, bathroom/W.C., separate shower room and a W.C. There is access to a large loft space with potential.

To the rear of the property is an established west-facing garden with mature planting, raised lawn and large patio area. To the side of the property is a 9.66m (31' 8") garage and workshop with access from the rear garden and to the front driveway.

The property is being offered with no forward chain. To arrange your viewing please call the sole selling agents Terence Painter on 01843 866866.

Ground Floor

Entrance

Large feature wooden door with coloured glass panel leading to:

Vestibule

With dado rail, ceiling cornice and fire alarm control panel. Part glazed door to:

Hallway

L-shaped hallway with feature hardwood woodblock flooring. Two secondary glazed windows to side. Dado rail, ceiling cornice, radiator and central heating thermostat.

Living Room

5.48m x 4.84m into bay (18' 0" x 15' 11") Feature secondary glazed bay window to front. Feature marble and tiled fireplace. Picture rail, coved ceiling, radiator and fitted cupboard. Media points. Carpeted flooring. Door leading to reception room.

Reception Room

3.86m x 3.67m extending to 4.25m into bay (12' 8" x 12' 0" < 13' 9") Secondary glazed bay window to side. Fireplace with tiled and wooden surround. Radiator. Media points. Door to living room. Half glazed door leading to front lobby with separate front entrance door.

Study

5.00m x 1.83m widening to 2.41m (16' 5" x 6' 0" < 7' 11") Three secondary glazed windows to rear, one with feature coloured glass panel. Feature hardwood woodblock flooring. Radiator. Media points. Coved ceiling. Tall storage cupboard with sink unit to side. Door leading to reception room.

Dining Room

4.17m extending to 5.16m into bay x 4.67m (13' 8" < 16' 11" x 15' 4") Secondary glazed bay window to side and double glazed patio doors leading to rear garden. Fireplace with wooden surround and tiled hearth. Coved ceiling. Two radiators. Media points. Carpeted flooring.

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Inner Hallway

4.61m x 0.75m (15' 1" x 2' 6") Radiator. Vinyl flooring. Doors leading to W.C.s, utility room and kitchen/breakfast room.

W.C.s

Lobby with obscure window to side. Doors to two W.C.s both with low level cisterns, wash hand basins, inset ceiling lights, extractor and vinyl flooring.

Utility Room

2.17m x 1.18m (7' 1" x 3' 10") Half glazed door to side. Cupboard housing gas fired boiler. Fitted base and wall cabinets. Space and plumbing for dishwasher and washing machine. Stainless steel sink unit inset to worksurface area. Open hatch to kitchen.

Kitchen/Diner

5.00m x 3.31m (16' 5" x 10' 10") Double aspect room with double glazed windows to rear and side overlooking the rear garden. Aluminium casement door to garden. Coved ceiling, radiator and vinyl flooring. Kitchen area fitted with a range of base and wall cabinets. Integrated electric oven, microwave and split level ceramic hob with extractor over. Single drainer stainless steel sink unit inset to work surface area.

Basement

Cellar Rooms

Comprising two inter-connecting rooms.

Room 1: 2.96m x 2.51m (9' 9" x 8' 3") Fitted cabinet. Radiator. Electric consumer unit and meter.

Room 2: 1.84m x 2.50m (6' 0" x 8' 2") Gas meter.

First Floor

Half & Main Landing Areas

With feature banister and rail. Leaded light and coloured glass window to rear. Dado rail and access to loft.

Bedroom

4.22m into bay x 3.22m plus door-well (13' 10" x 10' 7") Dual aspect room with secondary glazed windows to front and side. Coving and picture rail. Radiator. Media points. Fireplace with tiled and wooden surround. Carpeted flooring.

Bedroom/Study

2.51m x 2.42m (8' 3" x 7' 11") Secondary glazed bay window to rear. Picture rail, radiator and carpet flooring. Media points.

Bedroom

4.69m x 3.69m (15' 5" x 12' 1") Two secondary glazed windows to rear. Coved ceiling and dado rail. Fireplace with cast iron surround. Built-in storage cupboard. Radiator, media points and carpeted flooring.

Bedroom

4.28m plus bay x 3.06m (14' 1" x 10' 0") Secondary glazed bay window to rear with fitted window seat/storage. Cast iron fireplace. Coved ceiling and dado rail. Radiator. Media points and carpeted flooring.

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Bathroom/W.C.

With window to side. Fitted with panelled bath with shower attachment over, wash hand basin with vanity storage under and low level W.C. Extractor. Chrome heated towel rail, radiator and vinyl flooring.

Shower Room

With tiled shower cubicle with glass screen door and dual head shower. Chrome towel rail radiator. Extractor and vinyl flooring.

Separate W.C.

Window to side. Fitted with low level W.C. and wash hand basin vinyl flooring.

Bedroom

3.94m x 2.89m (12' 11" x 9' 6") Secondary glazed window to front. Radiator. Media points. Carpeted flooring.

Bedroom

5.00m x 4.60m max (16' 5" x 15' 1") Two secondary glazed windows to front and two to sides. Cast iron fire surround. Coved ceiling. Radiator. Media points. Carpeted flooring.

Exterior

Rear Garden

10.06m extending to 15.24m x 15.24m (33' < to 50' x 50') West facing garden with spacious patio, raised lawn and mature planting. Personal door to garage/workshop. Gate leading to shared side accessway.

Garage/Workshop/Store

9.66m x 2.88m (31' 8" x 9' 5") Brick-built garage with up and over door to front, power & light, side door to rear garden.

Front Garden

Raised garden area with planting. Steps leading to main front door and secondary front entrance door. Driveway leading to garage.

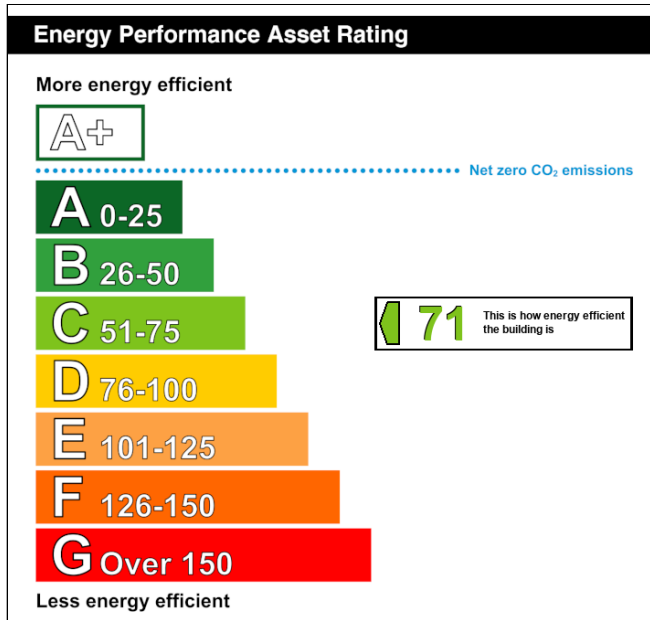
Council Tax

Currently awaiting assessment.



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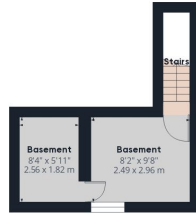


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

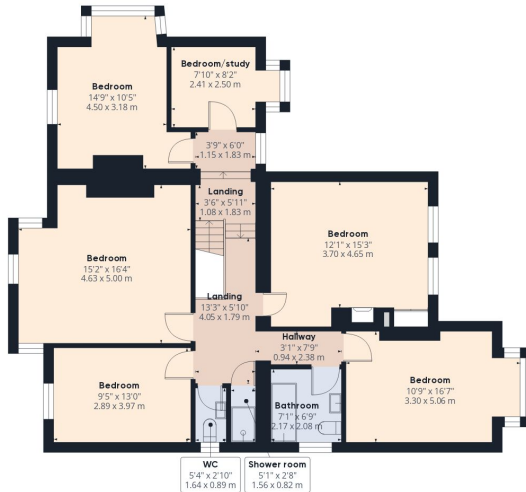
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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

2930.03 ft²

272.21 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.

Calculations are based on RICS IPMS 3C standard.

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01843 866 866 www.terencepainter.co.uk