



Terence Painter

ESTATE AGENTS



- Ground Floor Garden Apartment
- Two Bedrooms
- 16'11" Fitted Kitchen
- Presigious Development
- Beautiful & Spacious Accommodation
- Lift & Stairs To All Floors
- En-Suite Shower Room to Principal Bedroom
- Bathroom
- Private Garage & Ample Residents & Visitors Parking
- 16'8" Double Aspect Living Room
- No forward Chain



Flat 2 St Stephens Manor, North Foreland Road, Broadstairs, Kent. CT103FA.

Share of Freehold £375,000

## TWO BEDROOM GARDEN APARTMENT IN THE PRESTIGIOUS ST STEPHENS MANOR!

This superb ground floor apartment is situated in the exclusive St Stephens Manor, a Georgian Grade II listed mansion house, set in its own beautiful private grounds. Built around 1790, this residence has been extended over the years with the addition of the north and south wings early in the 19th century. Located in one of Broadstairs' most desirable locations on North Foreland Road within close proximity to the prestigious North Foreland Golf Club and the picturesque sandy beach at Stone Bay. Broadstairs High Street with its wide range of local shops, restaurants, cafe's and main line railway is also conveniently located within a mile of the development.

This wonderful home benefits from a welcoming entrance hall, 16'8" double aspect living room with access out to a private courtyard garden, well appointed kitchen, bathroom and two double bedrooms including the principle bedroom which boasts an en-suite shower room.

Other features of this home include a private garage with light and power, well maintained communal areas and gardens, lift to all floors and no forward chain so call Terence Painter Estate agents now on 01843 866 866 to arrange your viewing.

### Ground Floor

#### Entrance

There is a tree lined driveway leading to St Stephens Manor with residents and visitors parking. Door to main communal front entrance with video entry system leading to:

#### Communal Reception Area

Coved ceilings. Dado rail. Feature fireplace with ornate surround. Wall lighting. Carpet flooring. Glazed panelled door to communal hall.

#### Communal Entrance Hall

Lift to all floors. Storage area housing meters. Stairs to all floors.

#### Apartment Entrance

Hardwood front door to:

#### Entrance Hall

4.99m x 1.21m (16' 4" x 4' 0") There is a wall mounted telephone for the entry system, radiators, dado rail, high level skirting boards, carpet flooring and doors leading off to the living room, bathroom, kitchen and bedrooms.

#### Living Room

5.08m x 4.56m (16' 8" x 15' 0") This impressive size room feature a sash window to the front of the property, glazed French doors to the side which provide access to the private courtyard garden, feature fireplace, media points, radiators, high level skirting boards, dado rails and carpet flooring.

#### Kitchen

5.16m x 2.19m (16' 11" x 7' 2") There are sash windows to the rear and side of the property, range of fitted wooden shaker style wall, base and drawer units with an integrated fridge/freezer, dishwasher, electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine, sink unit with mixer tap inset to laminate worktops, localised wall tiling, wall mounted combination boiler, spot lights and vinyl flooring.

#### Principle Bedroom

4.57m x 3.23m max (15' 0" x 10' 7") There is a sash window to the side of the property, fitted wardrobes, high level skirting boards, television point, carpet flooring and a door to the en-suite shower room.

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### Principle Bedroom En-Suite Shower Room

3.75m x 1.13m (12' 4" x 3' 8") There are two frosted windows to the rear of the property. This room features a fully tiled shower cubicle, low level w.c, pedestal wash hand basin, radiator, part tiled walls, extractor, down lights and carpet flooring.

### Bedroom Two

5.13m x 2.61m (16' 10" x 8' 7") There is a sash window to the front of the property, high level skirting boards and carpet flooring.

### Bathroom

2.32m x 1.45m (7' 7" x 4' 9") There is a panelled bath, low level w.c, pedestal wash hand basin, radiator, tiled walls to dado level, spot lights and carpet flooring.

### Exterior

#### Courtyard Garden

7.37m x 3.01m (24' 2" x 9' 11") Accessed via French doors from the living room, this paved courtyard style garden is mainly paved and features an access gates to the communal garden and front of the property.

#### Garage & Parking

5.17m x 2.82m (17' 0" x 9' 3") Single garage en-bloc with electronic remote control door, roof storage area, power and lighting. There is ample residents and visitors parking to the front of the main building.

#### Council Tax Band

The council tax band is E.

### Agents Note

- This property is being sold with a share of the freehold and the remainder of a 999 year lease which commenced on the 25/03/2000.

- The annual maintenance fee is approximately £1800.

- Please note that pets and holiday letting are not permitted.

-You can rent the properties out on assured shorthold tenancy agreements.



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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.

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**En-Suite Shower Room**

3'8" x 6'4"  
1.12 x 1.93 m

**Principle Bedroom**

10'2" x 10'8"  
3.11 x 3.25 m

**Living Room**

15'3" x 16'7"  
4.65 x 5.07 m

**Kitchen**

7'2" x 16'10"  
2.20 x 5.14 m

**Hallway**

5'0" x 3'6"  
1.54 x 1.08 m

**Bathroom**

7'7" x 4'8"  
2.33 x 1.43 m

**Hallway**

4'7" x 15'9"  
1.40 x 4.81 m

**Bedroom**

16'8" x 8'4"  
5.10 x 2.56 m

**Approximate total area<sup>(1)</sup>**

809.92 ft<sup>2</sup>  
75.24 m<sup>2</sup>

(1) Excluding balconies and terraces

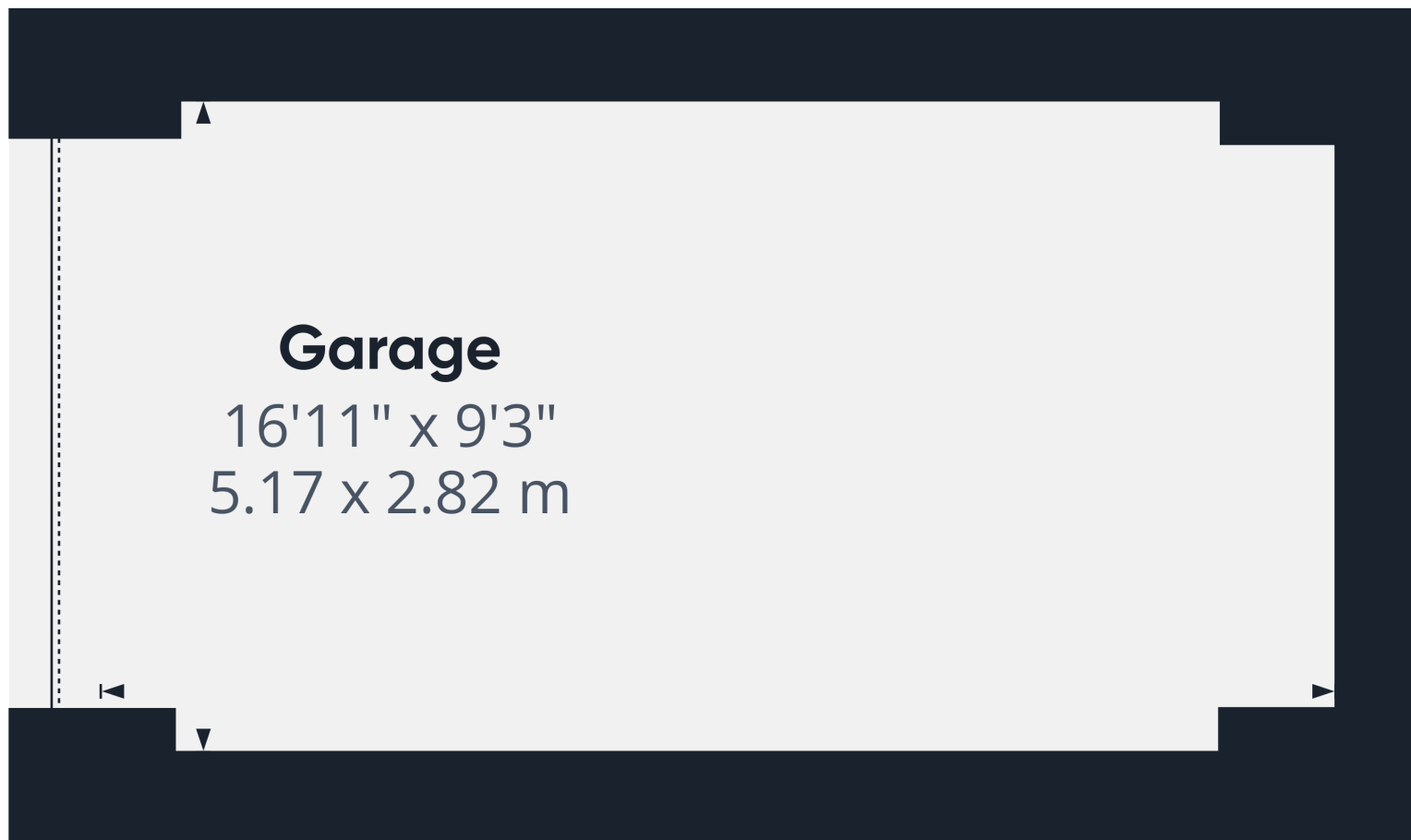
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 1

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Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

156.42 ft<sup>2</sup>

14.53 m<sup>2</sup>

(1) Excluding balconies and terraces

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