



# Terence Painter

ESTATE AGENTS

- Detached Chalet Bungalow
- Flexible & Spacious Living Accommodation Over Two Floors
- Four/Five Bedrooms
- 22'10" Living Room With a Fitted Media Wall & Bi-Folding Doors To The Garden
- Located Within Yards Of Botany Bay Beach & Cliff Top Walks
- Well Appointed Bathroom & Separate Shower Room
- Well Maintained Rear Garden With Large Timber Summer House
- No Forward Chain
- Garage & Ample Off Street Parking
- 23'7" 'Scavolini' Kitchen/Breakfast with Integrated Appliances

**57 Botany Road, Broadstairs, Kent. CT103SA.**

**Freehold £550,000**

THIS CHAIN FREE COASTAL HOME OFFERS SO MUCH MORE THAN MEETS THE EYE!

Over the years the attractive property has been extended and remodelled to make it the impressive home it is today. Finished to an impressive standard and offered to the market in turn key condition, the spacious accommodation includes a welcoming entrance hall with carpeted stairs to the first floor and doors leading off to all the ground floor rooms. There are three generous size bedrooms, an attractive modern bathroom and a 22'10" double aspect living room with a fitted media unit with integral feature fireplace and bi-folding doors which open up to the rear garden. There are double doors leading off the living room to the impressive 23'7" kitchen/breakfast room which can also be accessed via the hallway and boasts a modern Scavolini fitted kitchen with a wide range of integrated appliances, quartz work tops, large island/breakfast unit and a door to the rear garden.

On the first floor is a small landing area with doors leading off to the principle bedroom, bedroom five and the Jack and Jill shower room. The principle bedroom features a Juliet balcony to the rear and a dormer window to the side which offers distant sea views. The principle bedroom also features large eaves storage cupboards and doors leading off to the Jack & Jill bathroom and the dressing room/fifth bedroom/home office which has a dormer window to the side with distant sea views and built in eaves cupboards and drawer units.

The property also features a beautifully kept rear garden with a large timber summer house, blocked paved patio area and an abundance of mature hedges and shrubs. To the front of this home is large paved driveway and garage.

Located on the ever popular Botany Road in the heart of Kingsgate, this beautifully presented property is within just half a mile of local shops, restaurants and pubs. The cliff top lawns and stunning picturesque sandy beach at Botany Bay are within a few hundred metres. Broadstairs town and the mainline railway station with hi-speed service to London, St Pancras are approximately two and a half miles distant.

This truly is a fantastic chain free property! - Call 01843 866866 to book your viewing appointment.

## Ground Floor

### Entrance

Access into the property is via a partly glazed composite front door to the entrance hall.

### Entrance Hall

5.40m x 1.37m (17' 9" x 4' 6") This welcoming entrance hall features carpeted stairs to the first floor, under stairs cupboard, radiator and carpet flooring.

### Living Room

6.96m x 4.86m (22' 10" x 15' 11") This generous size room features two double glazed windows to the side of the property with fitted shutter style blinds, bi-folding doors to the rear of the property which open up to the garden and glazed wooden French doors to the kitchen/diner. There is a built in media unit with feature fireplace inset, two contemporary style towel radiators and carpet flooring.

### Kitchen/Breakfast

7.19m x 2.88m (23' 7" x 9' 5") This well defined room features a Scavolini kitchen with an extensive range of wall, base and drawer units with a wide range of integrated appliances, quartz worktops with complementing upstands and dog bowl stand. There is a large island/breakfast bar unit with quartz work tops, radiator, down lights, two double glazed windows to the side of the property and a further double glazed window and door to the rear which provides views and access to the garden. There is vinyl flooring and glazed wooden French doors to the living room.

### Bedroom Two

3.62m x 3.56m (11' 11" x 11' 8") There is a double glazed bay window to the front of the property, radiator and carpet flooring.

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**Bedroom Three**

3.63m x 2.62m (11' 11" x 8' 7") There is a double window to the front of the property, radiator and carpet flooring.

**Bedroom Four**

3.16m x 2.81m (10' 4" x 9' 3") There is a double window to the side of the property, radiator and carpet flooring.

**Bathroom**

2.51m x 1.69m (8' 3" x 5' 7") This nicely appointed room features a claw foot bath with a chrome mixer tap and fitted rain style shower over with a separate hand shower attachment. There is a wash hand basin and low level w.c inset to a vanity unit with quartz work tops, contemporary style towel radiator, built in audio system, down lights, two frosted double glazed windows to the side and tiled flooring.

**First Floor**

**Landing**

This is a small carpeted landing with down lights and doors leading off to the Jack & Jill shower room and the two remaining bedrooms.

**Principle Bedroom**

4.77m x 3.58m (15' 8" x 11' 9") This stunning principle bedroom features double glazed French doors to the rear which open up to a Juliet balcony, a dormer window to the side which offers distant sea views, radiator, down lights, eaves storage cupboard and doors leading off to the Jack & Jill shower room and bedroom five/dressing room.

**Jack & Jill En-Suite Shower Room**

1.81m x 1.28m (5' 11" x 4' 2") There is a frosted double glazed window to the side of the property, fully tiled shower cubicle with a fitted rain style shower head with a seperate hand shower attachment, low level w.c, chrome ladder style towel radiator and a wash hand basin inset to a vanity unit with a fitted illuminated mirror over. There are down lights, extractor and fully tiled walls and flooring.

**Bedroom Five/Dressing Room/Home Office**

4.71m x 3.89m (15' 5" x 12' 9") The current vendors have this room as a dressing room however there is a seperate access door leading off the landing so it could also be a fifth bedroom or home office. There is a Velux window to the side with distant sea views, recess storage cupboards and drawers, radiator, down lights and carpet flooring.

**Exterior**

**Rear Garden**

This well kept mature garden features a large shaped block paved patio area immediately to the property with a complementing footpath which leads to a timber built summer house with power and lighting. The remainder of the garden is mainly laid to lawn with an abundance of mature hedges and shrubs.

**Garage**

4.88m x 2.42m (16' 0" x 7' 11") There is a metal up and over door to the front, UPVC door to the rear, lighting and power points.

**Front Garden/Driveway**

There is a driveway to the front of the property which provides parking for up to three cars.

**Council Tax Band**

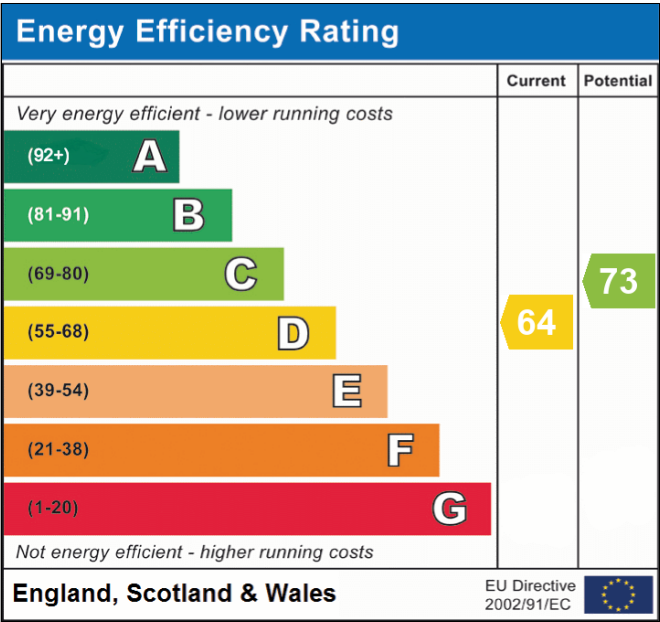
The council tax band is D.



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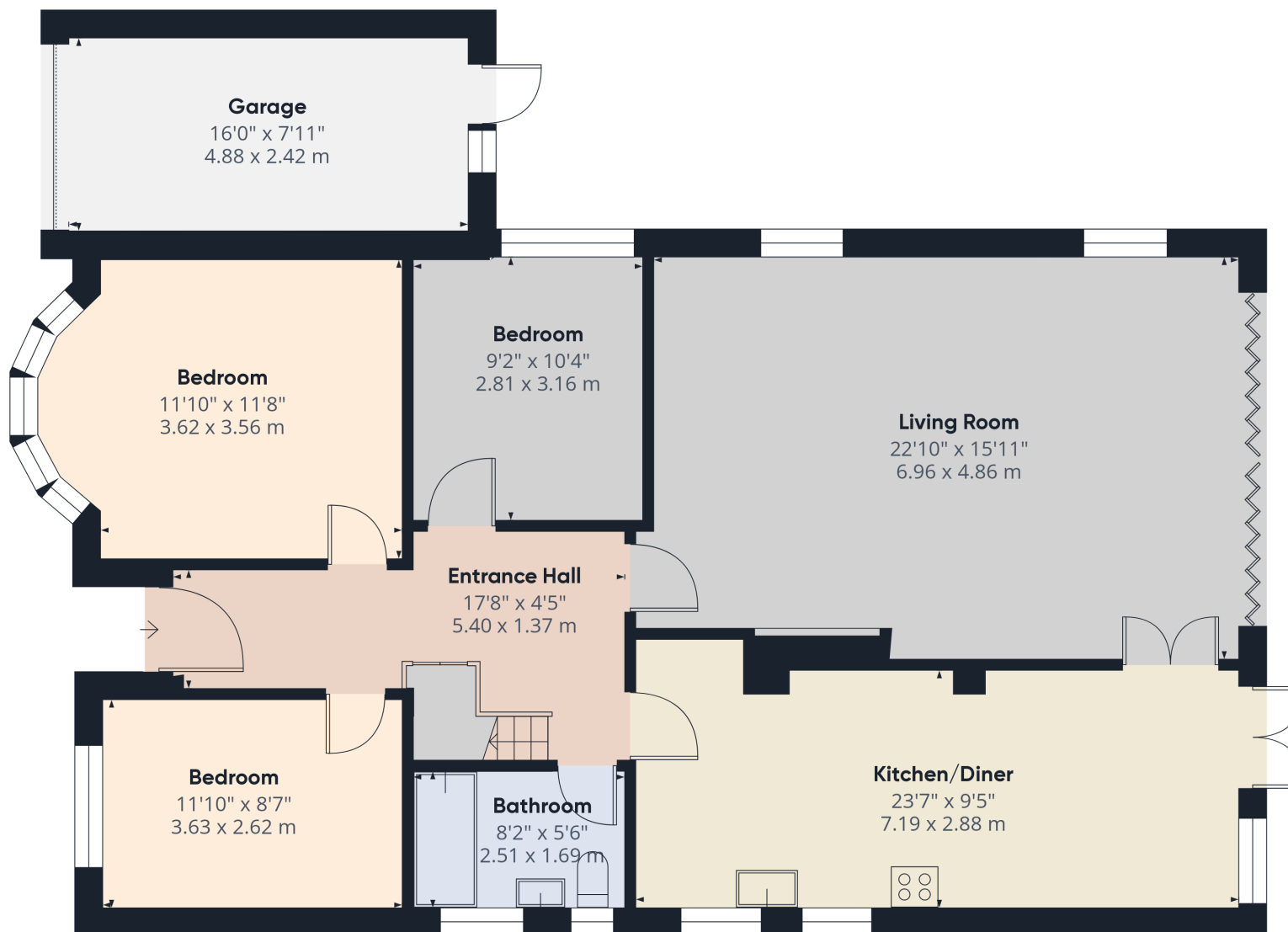
**£550,000**





Viewing strictly by prior appointment with the Selling Agents  
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor

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

1245.61 ft<sup>2</sup>

115.72 m<sup>2</sup>

(1) Excluding balconies and terraces

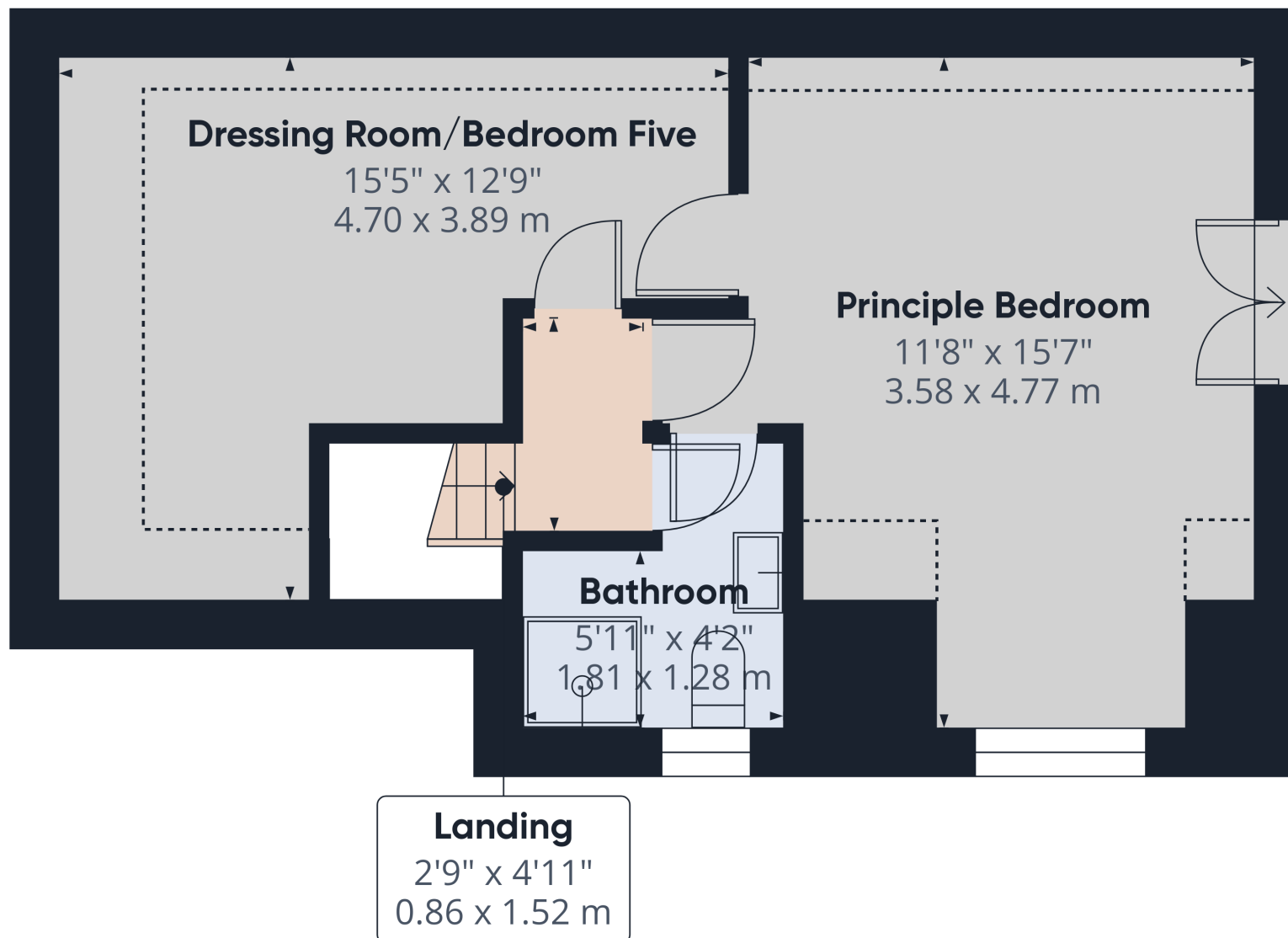
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

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

352.52 ft<sup>2</sup>

32.75 m<sup>2</sup>

**Reduced headroom**

62.28 ft<sup>2</sup>

5.78 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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