

Terence Painter

ESTATE AGENTS



- Detached House
- Four Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Large Garage/Workshop
- Close to Amenities
- Updating Required
- No Forward Chain



9 Alderney Gardens, Broadstairs, Kent. CT102TN.

Freehold £485,000

GOOD SIZED DETACHED HOUSE LOCATED IN THE HEART OF ST PETERS AND READY TO PUT YOUR OWN STAMP ON!

This spacious four bedroom detached house is in need of updating, has great potential, and is ready for you to make your own. The property is located close to St Peters High Street with its good range of amenities, including a choice of pubs and a Co-op supermarket. A good selection of primary and secondary schools are also within easy reach. Broadstairs town with its sandy beaches, good selection of bars and restaurants and Hi-speed rail service to London, St Pancras is within three-quarters of a mile.

On the ground floor is an open plan dining room with adjoining lounge, a kitchen breakfast room, utility room and shower-room/WC. On the first floor are four bedrooms, with an en-suite shower-room to the principal bedroom and a bathroom/WC. There are mature gardens to the front and rear and a large integral garage/workshop.

The property is offered with no forward chain. Please contact the Sole Agents Terence Painter to arrange your viewing appointment.

Ground Floor

Entrance

Via open porch with light over and front door with side-light window leading to hallway.

Hallway

Radiator. Open stairs leading to first floor. Built-in storage cupboard. Door to shower room/w.c. Open to dining room.

Shower Room/WC

Fully tiled walls. Vinyl flooring. Shower tray. Low level W.C. and wash basin. Double glazed window to rear.

Dining Room

5.55m x 3.31m (18' 3" x 10' 10") Coved and textured ceiling. Double glazed window to rear. Door to kitchen/breakfast room. Open doorway with step down to lounge.

Lounge

5.96m x 3.78m max (19' 7" x 12' 5" max) Dual aspect room with double glazed window overlooking rear garden and double glazed sliding patio door to side, opening onto patio area. Open Yorkstone fireplace with hearth and shelving area. Coved and textured ceiling. Two radiators.

Kitchen/Breakfast Room

5.75m x 2.39m extending to 3.12m (18' 10" x 7' 10" extending to 10' 3") Two double glazed windows to front. Coved and textured ceiling. Fitted with a range of wall and base units with pine doors incorporating integrated fridge-freezer, high level electric double oven with split level gas hob and extractor over. One and a half bowl single drainer stainless steel sink unit inset to roll edge work surface area. Corner carousel unit. Vinyl and carpet flooring. Door to utility room.

Utility Room

2.57m x 1.67m (8' 5" x 5' 6") Double glazed window and door to side. Part tiled walls. Plumbing for washing machine. Wall mounted gas fired boiler. Vinyl flooring.

First Floor

Landing

With loft access and doors to bedrooms and bathroom.

Bedroom One

5.17m x 3.35m (17' 0" x 11' 0") Double glazed window to rear. Range of fitted wardrobes to either end. Radiator. Door to en suite.

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En Suite Shower Room

Tiled walls. Shower cubicle and wash basin. Vinyl flooring.

Bedroom Two

3.56m x 2.77m (11' 8" x 9' 1") With double glazed window to front. Fitted wardrobe. Radiator.

Bedroom Three

3.72m x 2.12m (12' 2" x 6' 11") Double glazed window to front. Radiator.

Bedroom Four

2.81m x 2.50m (9' 3" x 8' 2") Double glazed window to side. Fitted wardrobes and storage. Radiator.

Bathroom/WC

Double glazed window to side. Fitted with suite comprising panelled bath, wash basin with vanity storage under and low level WC. Fully tiled walls. Radiator and heated towel rail. Airing cupboard housing hot water cylinder with slatted shelving over.

Exterior

Front Garden

Mature garden with feature specimen planting. Pathway leading to side access gate.

Garage & Parking

Driveway providing off-street parking leading to garage/workshop with a maximum depth of 5.45m (14' 7") narrowing to 3.84m (12' 7") x 4.73m (15' 6") maximum width narrowing to 4.26m (14'). With power and light. Gas meter. Up and over door to front and personal door and window to rear garden.

Rear Garden

15m x 12.30m (49' 3" x 40' 4") Mature garden with lawn, paths, patio area and fenced borders.

Council Tax Band E



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

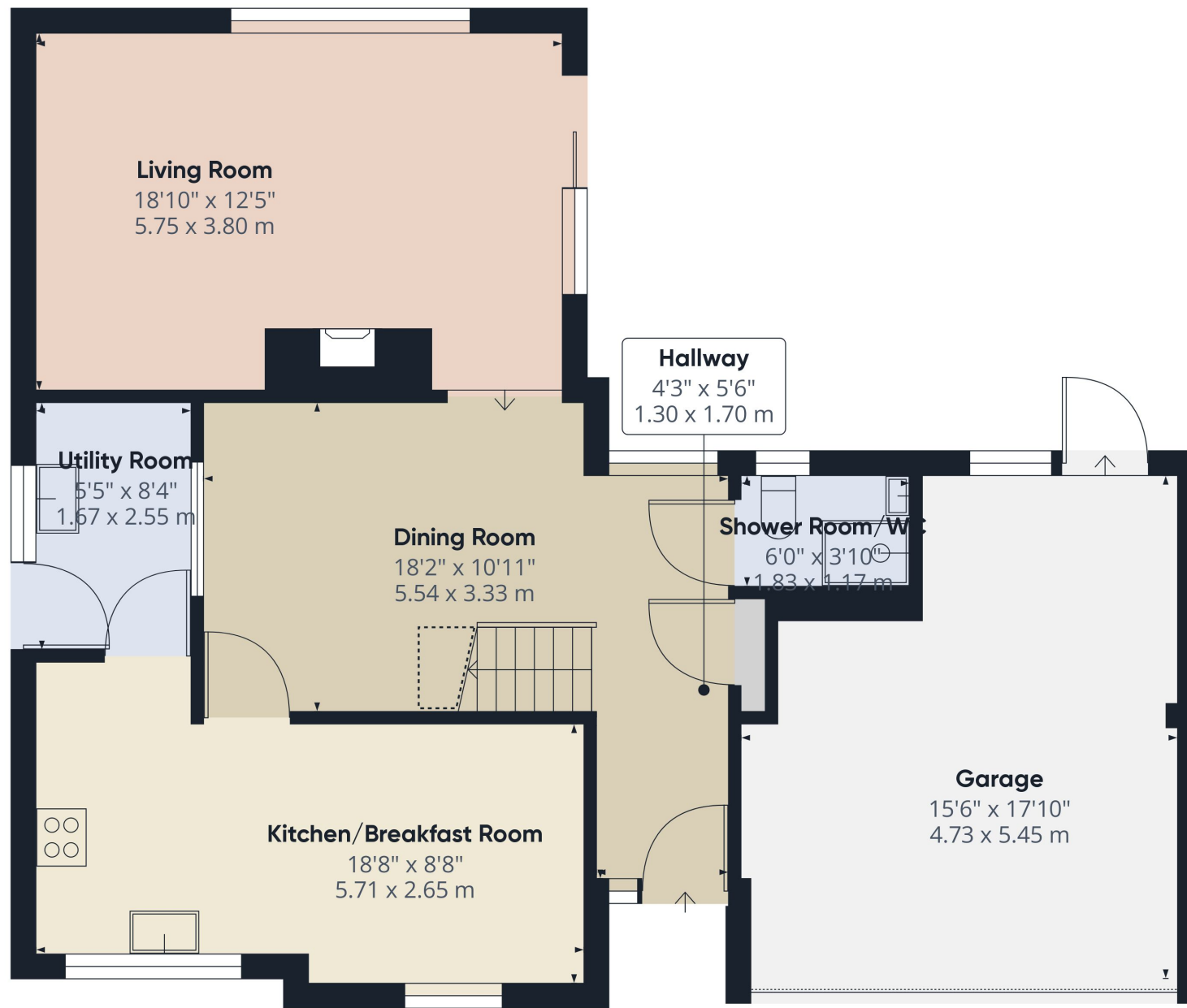


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Ground Floor

Approximate total area⁽¹⁾

943.05 ft²
87.61 m²

Reduced headroom

15.96 ft²
1.48 m²

Excluding balconies and terraces

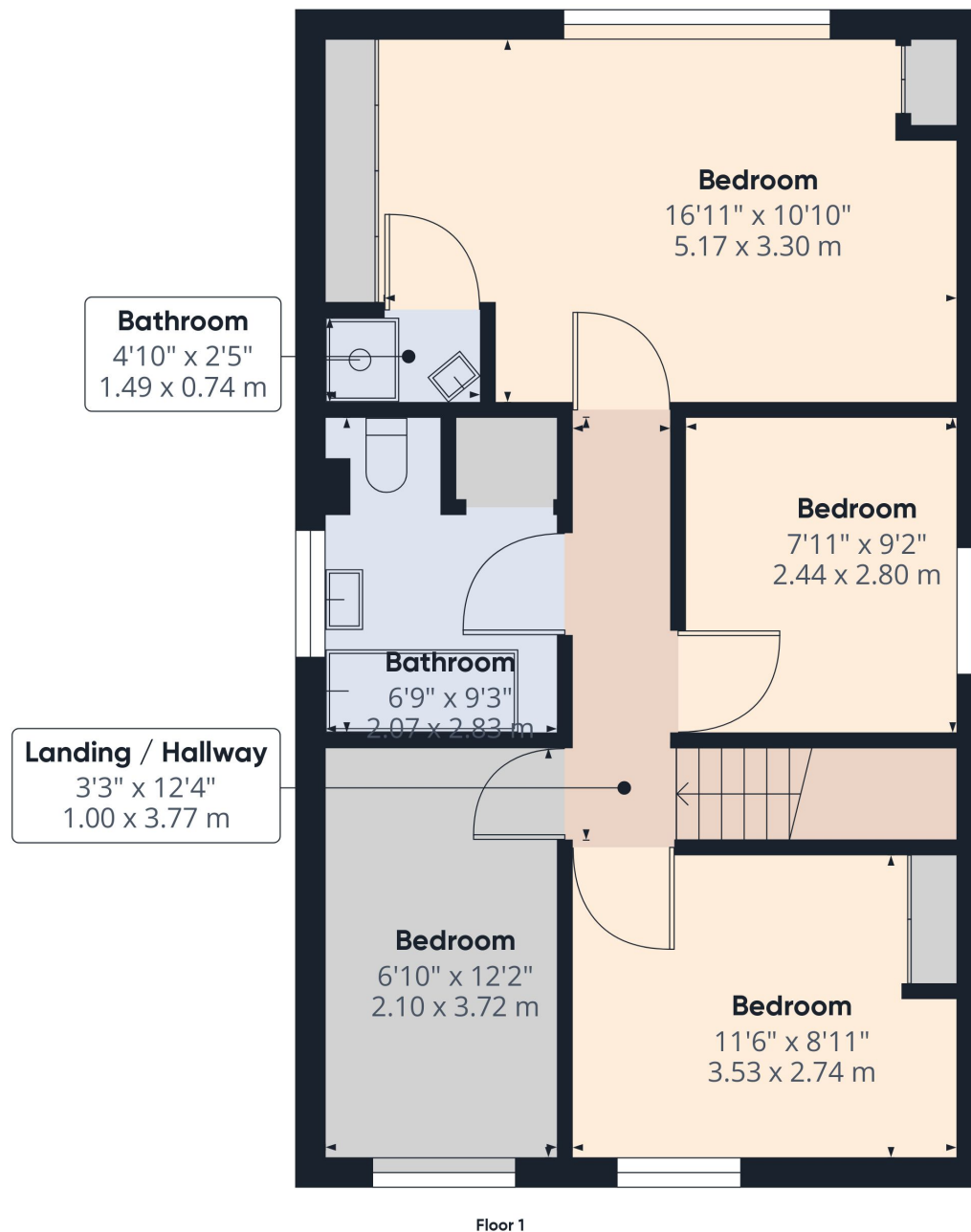
Reduced headroom
(below 1.5m/4.92ft)

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

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Approximate total area⁰

569.14 ft²

52.87 m²

Excluding balconies and terraces

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