

# Terence Painter

ESTATE AGENTS



- Detached Sea Front Residence
- Four Double Bedrooms
- Master Bedroom With En-Suite Shower Room
- Located within Yards of Botany Bay & Cliff Top Walks
- No Forward Chain
- Bedroom Two with Access to Sea Facing Balcony
- Prestigious Location
- Well Appointed Kitchen with Integrated Appliances & Granite Worktops
- 22'8" Lounge/Diner with Bi-Folding Doors
- Conservatory with Bi-Folding Doors
- Utility Room
- Driveway & Integrated Garage
- Stunning Sea Views

**Chalky Downs 2 Dolphin Close, Broadstairs, Kent. CT10 3LQ.**

**Freehold £750,000**

BEAUTIFULLY APPOINTED DETACHED SEA FRONT RESIDENCE OFFERING SPACIOUS AND STYLISH LIVING ACCOMMODATION AS WELL AS DIRECT BREATH-TAKING SEA VIEWS

This is a rare and exciting opportunity to acquire this stunning detached seafront residence located in arguably one of Kingsgate's most highly regarded sea front roads. This property is a true merit to the current vendors who over the years have carried out many improvements and present the property in turn key condition.

This home could not be better positioned for easy access to the picturesque Botany Bay beach, extensive cliff-top promenade walks, pubs and restaurants. The quaint high street of Broadstairs is approximately two miles distant 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 half a mile of the property.

The generous accommodation of this property comprises an entrance porch, welcoming entrance hall, 22'8" double aspect lounge/diner which features bi-folding doors out to the garden and delightful sea views to the front, well appointed kitchen with a wide range of integrated appliances and granite work tops, conservatory with bi-folding doors to the garden, utility room and a cloak room/w.c.

On the first floor there is a spacious landing with stunning sea views and access to the balcony, modern family bathroom and four double bedrooms. The master bedroom features a stylish ensuite shower room and bedroom two benefits from sliding double glazed which offers elevated sea views and access to the balcony.

Externally this home continues to impress with a beautifully maintained low maintenance rear garden and a landscaped front garden which features a driveway offering off street parking and access to the garage.

This property is available to view now so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

## Ground Floor

### Entrance

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

### Entrance Porch

1.69m x 1.43m (5' 7" x 4' 8") There is a double glazed window to the front of the property offering sea views, fitted cloak cupboard, tiled flooring, down lights and a glazed wooden door to the entrance hall.

### Entrance Hall

4.37m x 1.83m (14' 4" x 6' 0") Measurements include carpeted stairs to the first floor, fitted understairs cupboard, radiator, down lights, tiled flooring and doors leading off to the lounge/diner, kitchen and cloakroom/w.c.

### Cloakroom/W.C

1.62m x 1.35m max (5' 4" x 4' 5") There is a low level w.c, pedestal wash hand basin inset to a vanity unit, chrome ladder style towel radiator, down lights, extractor and fully tiled walls and flooring.

### Lounge/Diner

6.90m x 3.66m (22' 8" x 12' 0") This impressive size double aspect room features three section bi-folding doors to the rear garden and double glazed windows to the front which offer sea views and have fitted shutter blinds. There are glazed French doors to the kitchen, contemporary style log burner with a granite hearth, media points, down lights, radiator and wood flooring.

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## **Kitchen**

4.48m x 2.57m (14' 8" x 8' 5") There is a wide range of wall, base and drawer units with integrated appliances including an electric oven/grill, ceramic hob with an extractor hood over, fridge/freezer and a dishwasher. There is a stainless steel sink unit with chrome mixer tap inset to granite worktops with upstands, localised wall tiling, under unit lighting, down lights, tiled flooring and doors leading off to the conservatory and utility room.

## **Conservatory**

3.96m x 3.12m (13' 0" x 10' 3") This lovely addition to the property is currently used as a dining room and features three section bi-folding doors to the rear garden, radiator and tiled flooring.

## **Utility Room**

There is space and plumbing for a washing machine and a door to the garage.

## **First Floor**

### **Landing**

5.17m x 1.81m (17' 0" x 5' 11") There is a double glazed UPVC door to the front of the property which offers stunning sea views and access to the balcony. There is an access hatch to the loft space, built in linen cupboard, down lights, carpet flooring and doors leading off to the bedroom and bathroom.

### **Balcony**

4.48m x 1.81m (14' 8" x 5' 11") This balcony is at the front of the property and offers stunning sea views and features decked flooring.

### **Bedroom One**

3.71m x 3.27m (12' 2" x 10' 9") There is a double glazed window to the front which offers elevated sea views, fitted shutter blinds, door to the en-suite shower room, radiator, television point, down lights and carpet flooring.

### **Bedroom One En-Suite Shower Room**

2.78m x 1.00m (9' 1" x 3' 3") There is a fully tiled shower cubicle with chrome fixtures, wash hand basin inset to a vanity unit, low level w.c, electric shaver point, down lights, extractor and fully tiled walls and flooring.

### **Bedroom Two**

3.37m x 2.57m (11' 1" x 8' 5") There are double glazed sliding doors to the front which offers elevated sea views and access to the balcony, fitted wardrobe, radiator, down lights and carpet flooring.

### **Bedroom Three**

3.56m x 2.46m (11' 8" x 8' 1") There is a double glazed window to the rear, fitted shutter blinds, down lights, radiator and carpet flooring.

### **Bedroom Four**

2.83m x 2.55m (9' 3" x 8' 4") There is a double glazed window to the rear, fitted shutter blinds, fitted wardrobe, down lights, radiator and carpet flooring.

### **Bathroom**

1.94m x 1.85m (6' 4" x 6' 1") There is a frosted double glazed window to the rear of the property, panelled bath with chrome mixer tap and shower over, low level w.c, wash hand basin inset to a vanity unit, ladder style towel radiator, extractor, down lights and fully tiled walls and flooring.

## **Exterior**

### **Rear Garden**

10.70m max x 10.50m max (35' 1" x 34' 5") This is a relatively low maintenance landscaped paved rear garden with feature hedging and planting There are raised flower beds, feature lighting, power points, side access gate and outside shower.

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### **Driveway & Garage**

5.12m x 2.54m (16' 10" x 8' 4") There is a remote activated shutter style door to the front, door to the utility room, power points and lighting. To the front of the property is a driveway.

### **Council Tax Band**

This property is council tax band E.

### **Agents Note**

The vendor has advised us that the property benefits from solar panels which generate approximately £2000 per annum.



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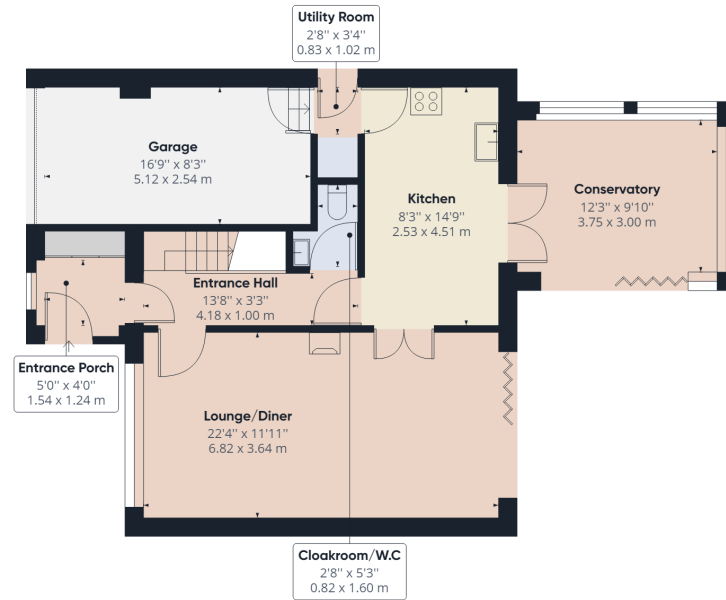
Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

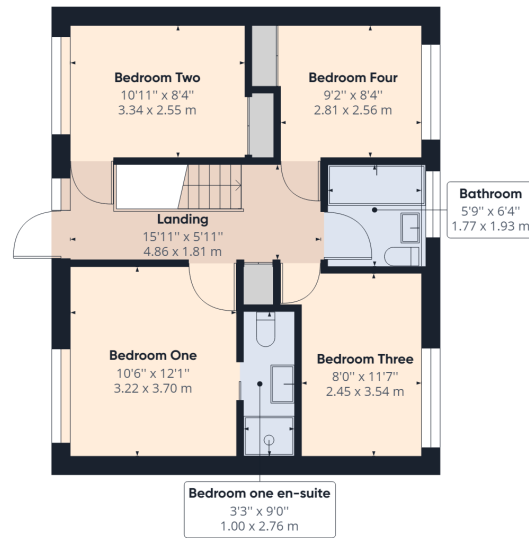
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1



Floor 1 Building 1

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

1397.26 ft<sup>2</sup>

129.81 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.

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