



Terence Painter

ESTATE AGENTS

- Charming Semi-Detached House
- Arts & Crafts Style
- Four Bedrooms
- Three Reception Rooms
- 1920's Edgar Ranger House
- Kitchen
- Cloakroom/WC
- Large Corner Plot
- Garage & Driveway
- Chessboard Estate Location



2 Kings Avenue, Broadstairs, Kent. CT10 1DJ.

Freehold £635,000

AVAILABLE TO VIEW NOW! - RARELY TO THE MARKET IS THIS CHARMING FOUR BEDROOM SEMI-DETACHED EDGAR RANGER DESIGNED ARTS & CRAFTS HOUSE, LOCATED ON THE HIGHLY POULAR CHESSBOARD AREA OF BROADSTAIRS

This spacious four bedroom semi-detached house was designed by renowned architect Edgar Ranger, a prolific architect of the Arts & Crafts movement. The property boasts many charming original character features which include parquet wood block flooring, wood panelled doors, original leaded light crittall windows, brick fireplaces, picture rails and much more!

Located in Kings Avenue on the sought-after 'Chessboard Estate', this property lies within half a mile of the beach and Broadstairs High Street where you'll find many shops, cafes, restaurants, schools and transport links including Hi-Speed rail services to London.

The accommodation comprises on the ground floor a spacious open entrance porch, inviting entrance hall, cosy lounge, formal dining room, breakfast room, kitchen, cloakroom/w.c. and a utility area. On the first floor is a spacious landing, three double and one single bedrooms, a family shower room and a separate w.c. The property sits on a generous secluded corner plot surrounded by mature hedges and also benefits from a spacious driveway and a garage.

Full of charm and character and rarely to the market this property is now available to view so call the Sole Agents Terence Painter on 01843 866866.

Ground Floor

Open Entrance Porch

Feature porchway with quarry tiled floor. Oak wood front door with leaded light glazed panel and side window to:

Entrance Hall

2.91m x 1.83m (9' 7" x 6' 0") Hard wood parquet flooring. Picture rail. Stairs leading to the first floor. Doors to lounge, dining room and breakfast room.

Lounge

4.02m x 3.62m (13' 2" x 11' 11") Leaded light corner window to front. Hard wood parquet flooring. Feature brick fireplace. Wall panelling to dado height. Picture rail. Two radiators.

Dining Room

4.03m x 3.62m (13' 3" x 11' 11") Leaded light bay window to front. Feature wooden fireplace. Radiator. Hard wood parquet flooring.

Breakfast Room

3.91m x 3.07m (12' 10" x 10' 1") Leaded light window to rear. Hard wood parquet flooring.

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Kitchen

4.73m x 2.71m (15' 6" x 8' 11") Three leaded light windows overlooking the rear garden. Fitted with a range of high and low level cabinets with wood panelled doors. Stainless steel one and a half bowl sink unit inset to work surface area. Integrated oven with gas hob over. Plumbing for washing machine. Door leading to utility area with doors to rear garden and WC.

Utility Area

Cloakroom/WC

First Floor

Landing

Leaded light window to front. Built-in airing cupboard.

Bedroom One

3.91m x 3.66m (12' 10" x 12' 0") Leaded light window to rear. Radiator. Range of built in and fitted storage. Radiator.

Bedroom Two

4.11m x 3.61m (13' 6" x 11' 10") Leaded light bay window to front. Radiator.

Bedroom Three

3.24m x 2.92m (10' 8" x 9' 7") Leaded light corner window. Radiator.

Bedroom Four

3.05m x 2.17m (10' 0" x 7' 1") Leaded light window to rear. Radiator.

Shower Room

2.10m x 1.98m (6' 11" x 6' 6") Leaded light window to rear. Fitted with shower cubicle and wash hand basin. Radiator.

Separate WC

With leaded light window to rear. Low level WC.

Exterior

Front Garden

Large corner garden laid predominantly to lawn with mature hedges and fenced borders. Access leading to driveway.

Rear Garden

Garage & Driveway

Wooden gate to driveway leading to garage. Side gate leading to rear garden.

Council Tax - Band D

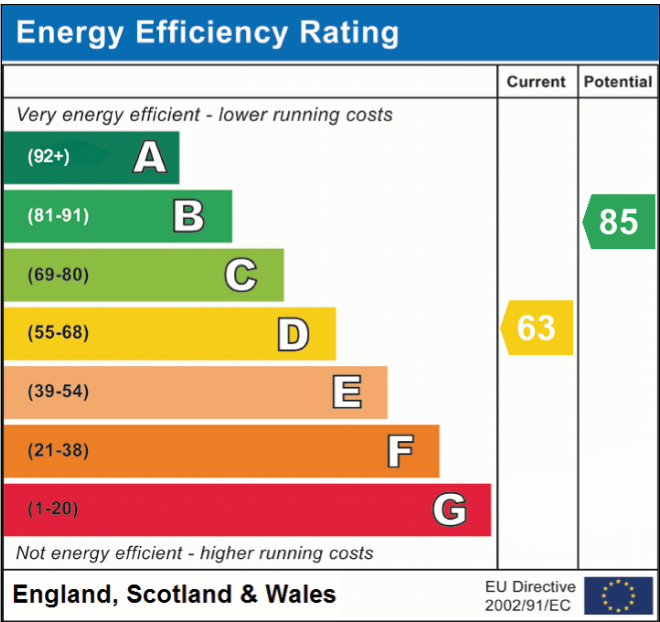
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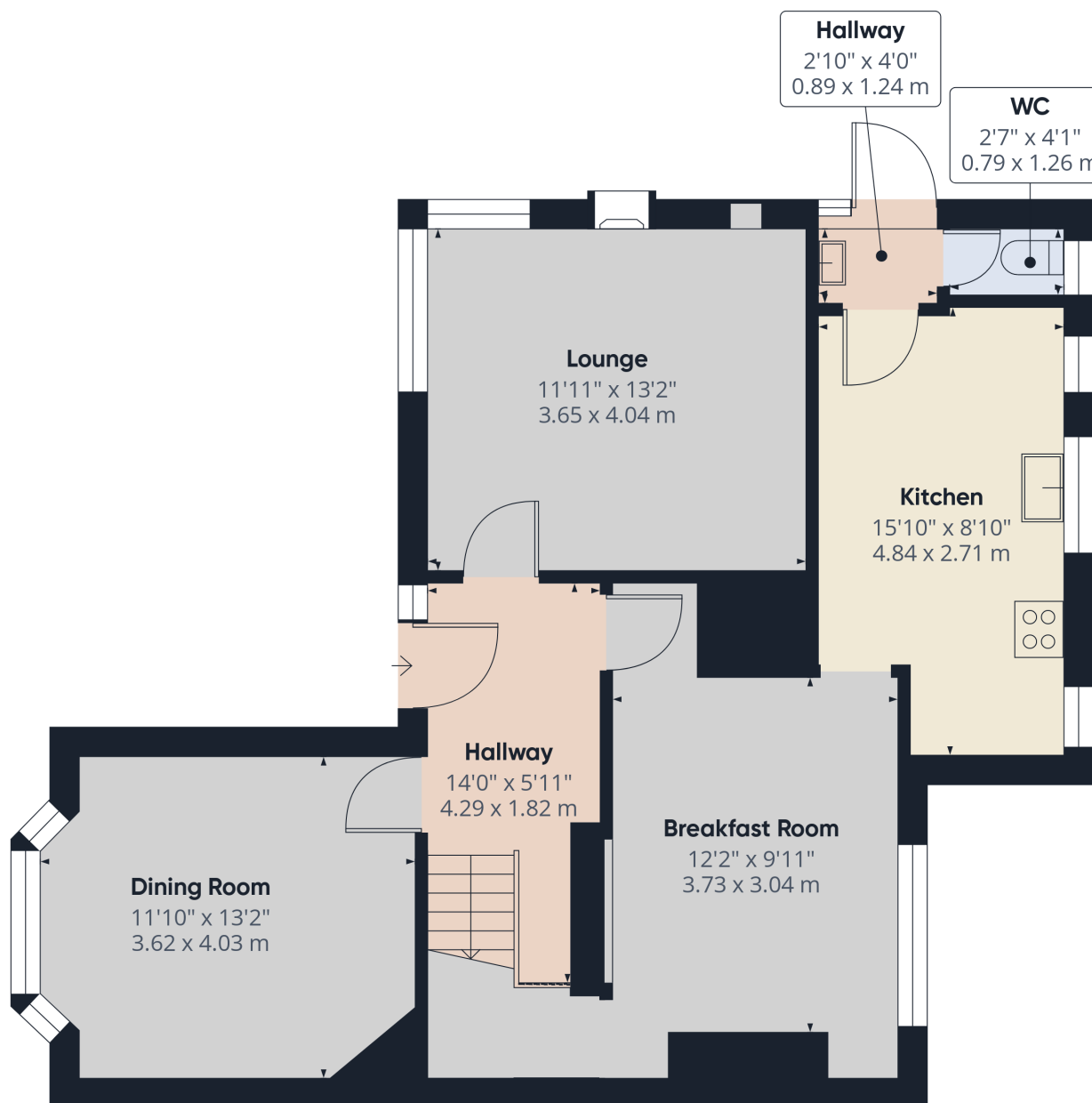
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

Approximate total area⁽¹⁾

698 ft²
64.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

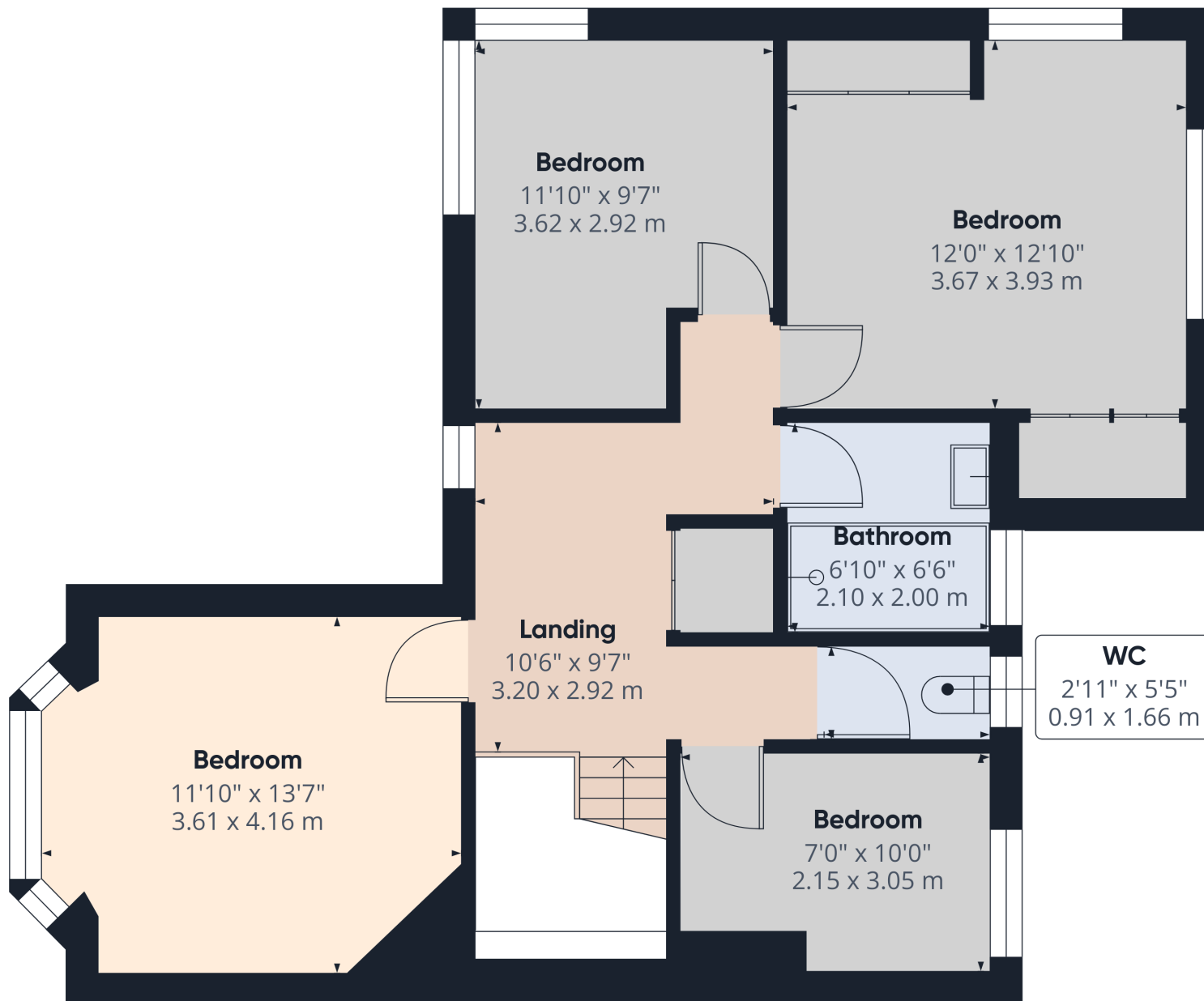
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Approximate total area⁽¹⁾

655 ft²
60.9 m²

(1) Excluding balconies and terraces

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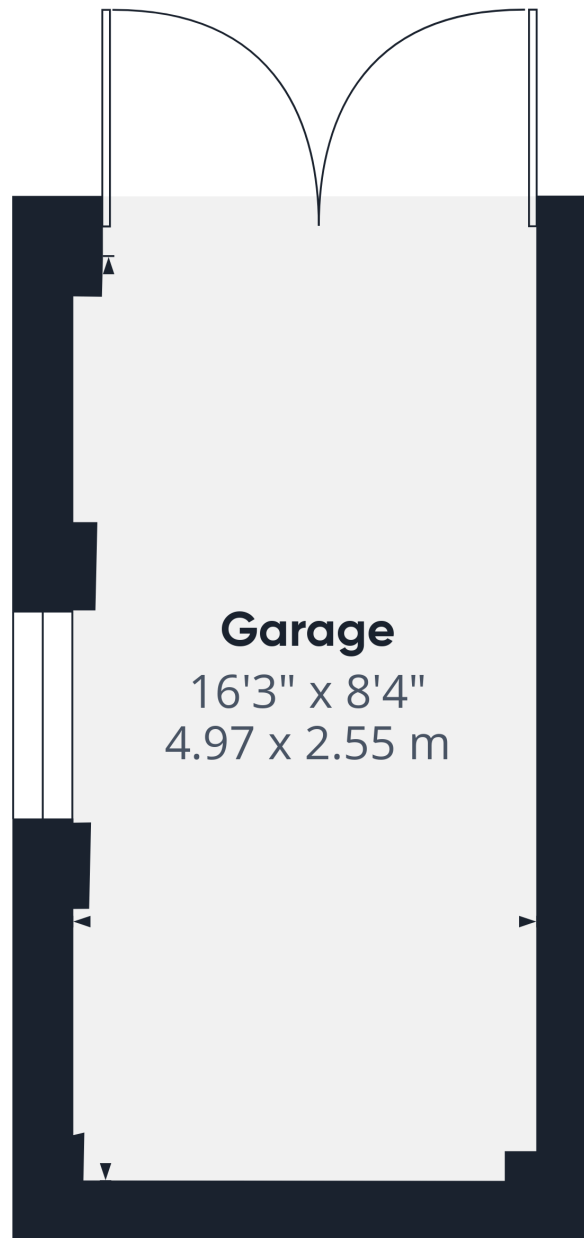
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Floor 1 Building 1

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Ground Floor Building 2

Approximate total area⁽¹⁾

137 ft²

12.7 m²

(1) Excluding balconies and terraces

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