



Terence Painter

ESTATE AGENTS

- Highly Desirable Location
- Substantial Attractive Character Property
- Many Period Features
- Impressive Reception Hall
- Off Road Parking for Two Vehicles
- Four Double Bedrooms
- Two Further Attic Rooms
- Spacious Kitchen/Breakfast Room
- Cosy Lounge & Formal Dining Room
- Three bathrooms
- Laundry Room & Cloakroom/W.C.
- Large Cellar
- Low Maintenance Gardens
- Sea Views
- Bespoke Handmade Herringbone Kitchen



7 Dickens Road, Broadstairs, Kent. CT10 1DX.

Freehold £1,100,000

BEAUTIFULLY PRESENTED SUBSTANTIAL CHARACTER HOME, FULL OF CHARM AND LOCATED WITHIN 200 METRES OF THE SEA FRONT & SANDY BEACH AT STONE BAY

This substantial semi-detached period home has been lovingly cared for and is well presented by the current owners. With accommodation of approximately 270m² (2905sqft) arranged over four floors this exceptional home boasts an abundance of period and character features whilst benefitting from a host of modern conveniences. Ideally located for those looking for a sea-side location just yards from family-friendly Stone Bay and within walking distance of the high street shops, bars & restaurants. The town's railway station is located within a half mile radius, with Hi-Speed services to London.

On the ground floor the property features an imposing reception hall with an impressive stained glass atrium above, a cosy lounge, formal dining room, spacious kitchen/breakfast room, as well as a cloakroom with W.C. and a laundry room. At first floor level there is an impressive galleried landing providing access to four double bedrooms; with a large en-suite bathroom to the principal and a separate family bathroom. On the second floor is a further double bedroom, occasional bedroom and a shower room/W.C. At basement level there is a collection of cellar storage rooms. The property benefits from sea views, off-street parking for two cars and a landscaped low maintenance rear garden.

For your personal appointment to view this exceptional home call Terence Painter Estate Agents on 01843 866866.

Ground Floor

Entrance

Via a covered veranda with quarry tiled floor and a feature arched wood and glazed entrance door.

Entrance Hall

3.770m x 1.480m (12' 4" x 4' 10") With varnished wooden flooring, coved ceiling, picture rail and radiator.

Cloakroom & W.C.

3.800m x 1.330m (12' 6" x 4' 4") With coat storage area, wash hand basin, radiator and vinyl flooring. Leaded light glass door and panel over leading to W.C. with high flush cistern and ornately patterned porcelain pan. Leaded light window to front.

Reception Hall

4.420m x 4.10m (14' 6" x 13' 5") Impressive central reception hall with double height space open to the galleried landing at first floor level with feature coloured glass atrium ceiling light window above. Varnished wooden flooring. Radiator. Doors leading to lounge, kitchen/breakfast room, dining room and cellar. Feature fitted full height display shelves to recess with coved ceiling, picture rail and concealed feature lighting.

Lounge

4.550m x 3.780m extending to 4.85m into bay (14' 11" x 12' 5" to 15' 11") Dual aspect room with feature archway to bay window with sea views and further side window. Fitted shutter blinds. Open fireplace with tiled hearth and tiled and wooden surround with inset mirror over. Coved ceiling and picture rail. Varnished wooden flooring. Radiator.

Dining Room

5.070m x 3.640m (16' 8" x 11' 11") With feature oak and glass panelled double doors from the reception hall, casement double doors with side panel windows leading out to the rear garden. Varnished wooden flooring. Fireplace with tiled hearth and tiled, stone and hardwood surround. Coved ceiling, picture rail and central ceiling rose. Two radiators. Underfloor heating. Door to breakfast room.

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Kitchen/Breakfast Room

Kitchen 4.22m x 3.43m (13' 11" x 11' 3")

There is a Herringbone Kitchen with custom-made fitted units incorporating granite worksurfaces and upstands, ceramic twin basins, integrated tall larder fridge, double electric oven, five burner gas hob with extractor over and dishwasher. Window to side. Tiled flooring. Feature pendant and inset lighting. Central island unit with oak work surface and storage under. Feature serving hatch and servant bell-panel (not in use). Radiator. Door leading to side lobby and laundry room. Open to:

Breakfast Room 3.21m x 2.92m (10' 6" x 9' 7")

With casement double doors leading out to the rear garden and window to side. Tiled floor, underfloor heating and a radiator. Walk-in storage cupboard housing the boiler with space for a fridge-freezer.

Side Entrance Lobby

2.970m x 1.020m (9' 9" x 3' 4") Half glazed side entrance door, tiled floor, coved ceiling and picture rail. Door to laundry room.

Laundry Room

2.870m x 1.480m (9' 5" x 4' 10") Fitted shelves, plumbing and space for washing machine and tumble-dryer. Electric consumer unit. Window to side. Radiator.

Basement

Cellar Rooms

With access via wooden stairs to a collection of cellar rooms leading off a central lobby.

Cellar Lobby Area: 3.45m x 1.66m (11' 3" x 5' 5")

Room 1: 2.99m x 2.92m (9' 10" x 9' 7") Incorporating a cedar-wood sauna (currently not in use or tested). Gas meter.

Room 2: 2.73m x 2.65m (8'11" x 8' 8")

Room 3: 4.07m x 1.40m (13' 4" x 4' 7")

First Floor

Galleried Landing

Feature galleried landing with atrium window above with surrounding cornice. Fitted carpet and radiator. Doors leading to bedrooms, en-suite bathroom, family bathroom and the second floor.

Principal Bedroom

4.560m max x 3.790m (15' 0" x 12' 5") Dual aspect room with window to front with sea view and further window to the side. Feature cast iron fireplace with tiled inset and hearth. Coved ceiling and picture rail. Two radiators and fitted carpet. Double doors leading through to en-suite bathroom.

En-Suite Bathroom

3.470m x 3m (11' 5" x 9' 10") Spacious bathroom fitted with feature freestanding bath and chrome tap-stand, large shower cubicle with glass screen, pedestal wash basin and close coupled W.C. Cast iron fireplace, radiator, window to side, vinyl flooring and built-in storage cupboard. Further door to the landing.

Bedroom Two

4.290m x 3.670m (14' 1" x 12' 0") Double glazed window to rear with sea view and fitted shutter blinds. Cast iron fireplace with tiled hearth. Coved ceiling. Built-in storage cupboard. Radiator and fitted carpet.

Bedroom Three

4.080m x 3.470m (13' 5" x 11' 5") Double glazed window to rear with sea views and shutter blinds. Cast iron fireplace with tiled hearth. Eaves storage, radiator and fitted carpet.

Bedroom Four

3.720m x 2.990m (12' 2" x 9' 10") Window to front. Coved ceiling and picture rail. Cast iron fireplace, radiator and fitted carpet.

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Family Bathroom

2.290m x 1.830m (7' 6" x 6' 0") Fitted with panelled bath with overhead rain-fall and hand-held showers and glass shower screen. Low level W.C. and pedestal wash basin. Obscure glazed window to side. Radiator and vinyl flooring.

Second Floor

Attic Room One

6.440m x 2.790m extending to 4.16m (21' 2" x 9' 2" to 13' 8") Spacious L-shaped room ideal for a home office or teenagers hide-away. Dormer window to rear with sea views. Eaves and further built-in storage. Radiator, inset ceiling lights and fitted carpet. Lobby area providing access to a shower room and the second attic room.

Shower Room/W.C.

Fitted with tiled shower cubicle, wash basin with storage under and low level W.C. Part tiled walls and exposed brick chimney breast. Chrome towel rail radiator. Inset ceiling lights. Tiled floor.

Attic Room Two

6.930m x 2.970m (22' 9" x 9' 9") Dormer window to front with sea views. Eaves and further built-in storage. Exposed brick chimney breast. Radiator, inset ceiling lights and fitted carpet.

Exterior

Front Garden

With wooden gate and feature tiled pathway leading to covered veranda. Area laid to gravel suitable for off-street parking. To the side is a shared block-paved driveway leading to the rear with potential for further hard standing.

Rear Garden

Low maintenance garden with decking area located adjacent to the house with retaining sleepers, an artificial lawned area and a spacious two level Indian Sandstone patio with retaining sleeper-planters and timber shed. Walled and fenced perimeters.

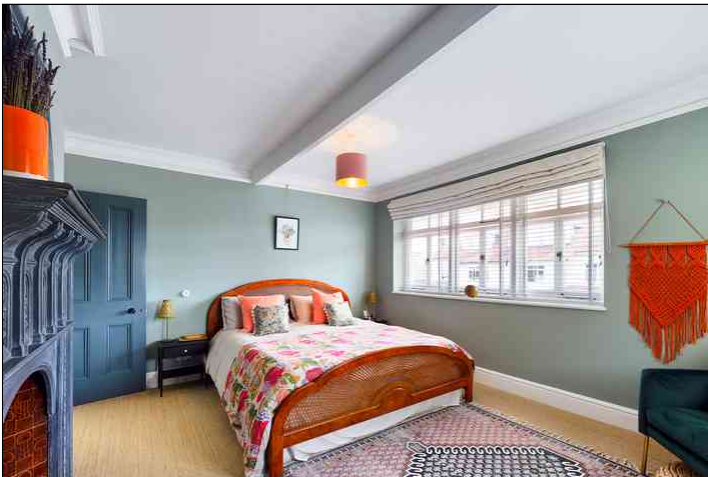
Council Tax Band

This property is a council tax band E.



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| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 60 |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

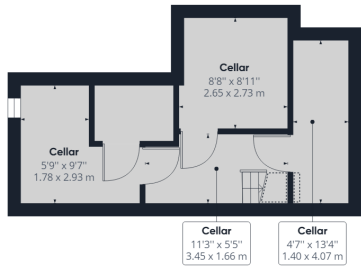


Viewing strictly by prior appointment with the Selling Agents
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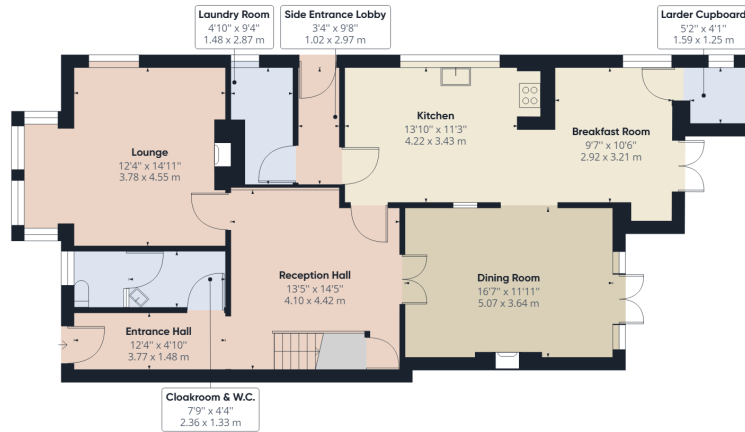
Email: sales@terencepainter.co.uk

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

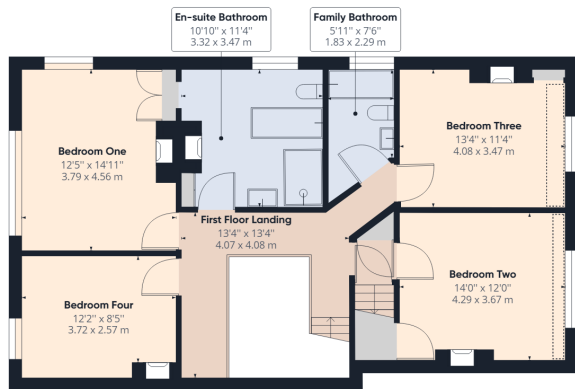
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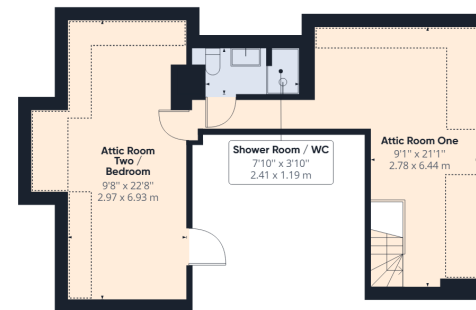
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2905.68 ft²
269.95 m²

Reduced headroom

161.48 ft²
15.00 m²

(1) 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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