



# Terence Painter

ESTATE AGENTS

- Detached Sea Front Residence
- Four Double Bedrooms Including a Master Bedroom Suite
- Spacious & Flexible Living Accommodation
- Stunning Panoramic Sea Views
- NO FORWARD CHAIN !
- Master Bedroom En-suite, Dressing Room & Balcony
- Prestigious Western Esplanade Location
- Garage & Ample Off Street Parking
- 27'10" principle Lounge with Sea Facing Terrace
- Formal Dining Room
- Well Appointed Fitted Kitchen & Utility Room
- 29'4" Family Room
- Office
- Well Appointed Family Bathroom
- Cloak Room/W.C



**West Cliff House Western Esplanade, Broadstairs, Kent. CT10 1TD.**

**Freehold £1,425,000**

SUBSTANTIAL DETACHED FAMILY HOME SITUATED ON THE PRESTIGIOUS WESTERN ESPLANADE WITH STUNNING DIRECT SEA VIEWS AND NO FORWARD CHAIN.

Offered to the market with no forward chain is this detached well proportioned family residence located on the prestigious Western Esplanade, regarded as one of the most exclusive coastal residential areas in Broadstairs. The property is within easy access of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is approximately one mile 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 a short drive of the property.

The generous accommodation of this property is arranged over three floors comprising an impressive entrance hall that boasts a feature bespoke oak staircase to all floors. From this impressive entrance hall there is access to a 27'10" principle lounge with bi-folding doors to the front of the property which offer stunning elevated sea views and access to a paved elevated terrace area. There is a formal dining room, 29'4" family room with double sliding oversized doors to the rear garden, well appointed fitted kitchen and complementing utility room.

On the split landing you will find the fourth bedroom with direct sea views and the cloakroom/w.c.

On the first floor the generously appointed master bedroom which has access to a dressing room, balcony with stunning elevated sea views and an elegant en suite bathroom which features a large shower cubicle and his and hers wash hand basins.

The master bedroom dressing room can be accessed via the master bedroom and the main landing and in the past, has been an additional bedroom. The dressing room is extensively fitted out with hanging rails and shelving but also features carpeted stairs which lead up to the office and provides additional access to the loft space.

The gated driveway provides off street parking for several vehicles and leads to the garage. The landscaped garden is a particular feature and surround this magnificent home. The rear garden measures in excess of 100' and benefits from a paved terrace area which steps up to a mainly lawned garden with a timber summer house, feature planting and vehicle access to the side.

This property is being offered with no forward chain and available to view so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

## Ground Floor

### Entrance

Access to the property is via a part glazed composite front door to the entrance porch.

### Entrance Porch

There is tiled flooring and glazed french doors to the entrance hall.

### Entrance Hall

5.57m x 3.26m max (18' 3" x 10' 8") There are carpeted stairs to the first floor, under stairs cupboards, radiator, tiled flooring and a door leading off to the kitchen and glazed french doors to the principle lounge.

### Principle Lounge

8.48m x 4.18m (27' 10" x 13' 9") This impressive size room boasts three section bi-folding doors to the front of the property which offer stunning elevated sea views and access out to a raised terrace area. There is a feature stone fireplace with a log burner inset and tiled hearth, media points, wall lights, down lights, radiators, carpet flooring and double doors to the dining room.

### Dining Room

4.40m x 4.14m (14' 5" x 13' 7") There is a further access door to the kitchen and an open archway to the family room. This room features radiators, wall lights and carpet flooring.

### Family Room

8.95m x 3.83m (29' 4" x 12' 7") This striking bright and airy room extends to the full width of the property and features a vaulted ceiling with feature high level windows in to the apex, two large double glazed sliding doors to the rear which provide access to the rear garden and three double glazed windows to the side of the property. There are open archways to the kitchen and dining room, media points, down lights, wall lights and tiled flooring.

### Kitchen

5.11m x 4.53m (16' 9" x 14' 10") This kitchen comprises an extensive range of fitted shaker style wall, base and drawer units with an integrated dishwasher and space and plumbing for a dual fuel range cooker with a fitted extractor hood over and an American style fridge/freezer. There is a complementing island unit, stainless steels sink unit with mixer tap inset to stone effect worktops, down lights, door to the utility room, localised wall tiling and tiled flooring.

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Utility Room

2.74m x 1.77m (9' 0" x 5' 10") There is a glazed UPVC door to the side of the property, range of fitted wall and base units which house the boiler and has space and plumbing for a washing machine and tumble dryer. There is a stainless steel sink unit inset to roll top work surfaces, radiator, localised wall tiling and tiled flooring.

Split Level

Landing

There is a built in cloak cupboard, carpet flooring and doors leading off to the cloakroom/w.c and bedroom four.

Cloakroom/W.C

There is a double glazed window to the side of the property with sea views, low level w.c, wash hand basin and tiled flooring.

Bedroom Four

3.77m x 2.85m (12' 4" x 9' 4") There are two large double glazed windows to the front of the property which offer elevated sea views, telephone point, radiator and carpet flooring.

First Floor

Landing

There is a Velux window to the side of the property, access hatch to the loft space, airing cupboard and doors leading off to the bedrooms and family bathroom.

Master Bedroom

5.02m x 4.16m (16' 6" x 13' 8") This room boasts two large double glazed widows and complementing door to the front of the property which offer stunning elevated sea views and provides access to the balcony. There are doors leading off to the dressing room and en-suite shower room, television and telephone points, radiators, feature glass brick wall to the en-suite shower room and carpet flooring.

Master Bedroom Balcony

3.67m x 1.43m (12' 0" x 4' 8") There are stunning elevated panoramic sea views and decked flooring.

Master Bedroom En-Suite Shower Room

4.13m x 1.90m (13' 7" x 6' 3") This room features a large walk in shower cubicle with a rain style mixer shower with an additional hand shower attachment, low level w.c, contemporary style towel radiator and his and hers sinks with chrome mixer tap which are inset to vanity units with an illuminated mirror over. There is complementing fitted storage, tiled flooring, down lights and an extractor.

Master bedroom Dressing room.

3.82m x 3.42m (12' 6" max x 11' 3" max) This versatile room has formerly been used as an additional bedroom as it can be accessed via either the master bedroom or the main landing. This room is currently laid out as the master bedroom dressing room and features ample fitted hanging rails and shelving. There is a double glazed window to the front of the property offering sea views, fitted dressing mirrors with feature lighting, carpet flooring and stairs up to the second floor landing.

Bedroom Two

4.17m x 4.12m (13' 8" x 13' 6") There is a double glazed window to the rear of the property, fitted wardrobes, television point, radiator and carpet flooring.

Bedroom Three

4.54m x 3.18m (14' 11" x 10' 5") There is a double glazed window to the rear of the property, fitted wardrobes, television point, radiator and carpet flooring.

Family Bathroom

2.74m x 2.01m (9' 0" x 6' 7") This well appointed bathroom features a Velux window to the side of the property P shaped bath with mixer shower over, chrome towel radiator, low level w.c and wash hand basin inset to a vanity unit with illuminated mirror over, down lights, extractor and vinyl flooring.

Second Floor

Second Floor Landing

This area is open to the loft space and features a door to the office.

**Office**

4.86m x 3.01m (15' 11" x 9' 11") There is a three section double glazed window to the front of the property with elevated sea views and carpet flooring.

**Loft Space**

5.39m x 4.89m (17' 8" x 16' 1") There is a Velux window to the rear of the property.

**Exterior**

**Rear Garden**

Measuring approximately 100' this L shaped garden features a paved patio area immediately to the property with complementing steps up to a predominantly lawned garden with a timber built summer house and a range of trees and planting. There is gated vehicle access to one side of the property, timber shed to the other side, outside lighting and hose point.

**Front garden**

To the front of the front of the property is a large gated block paved driveway which provides ample off street parking and access to the garden. There are steps up to the front door and a raised paved terrace area which can also be accessed from the lounge and enjoys elevated sea views. There is gated vehicle access to one side of the property.

**Garage**

5.23m x 2.83m (17' 2" x 9' 3") There is an up and over door, lighting and power points.

**Agents Note**

**Disclaimer**

Please note that the photos and virtual tour are historic and were taken in March 2021. This will be updated at the earliest opportunity.

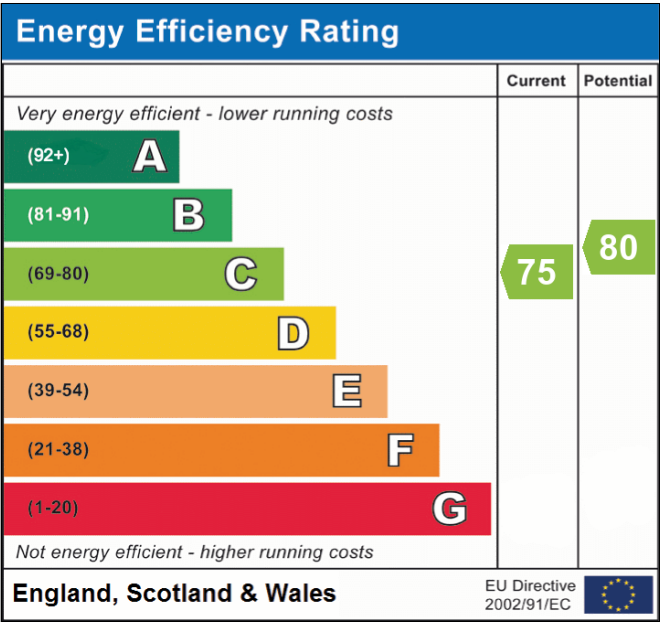
**Council Tax Band**

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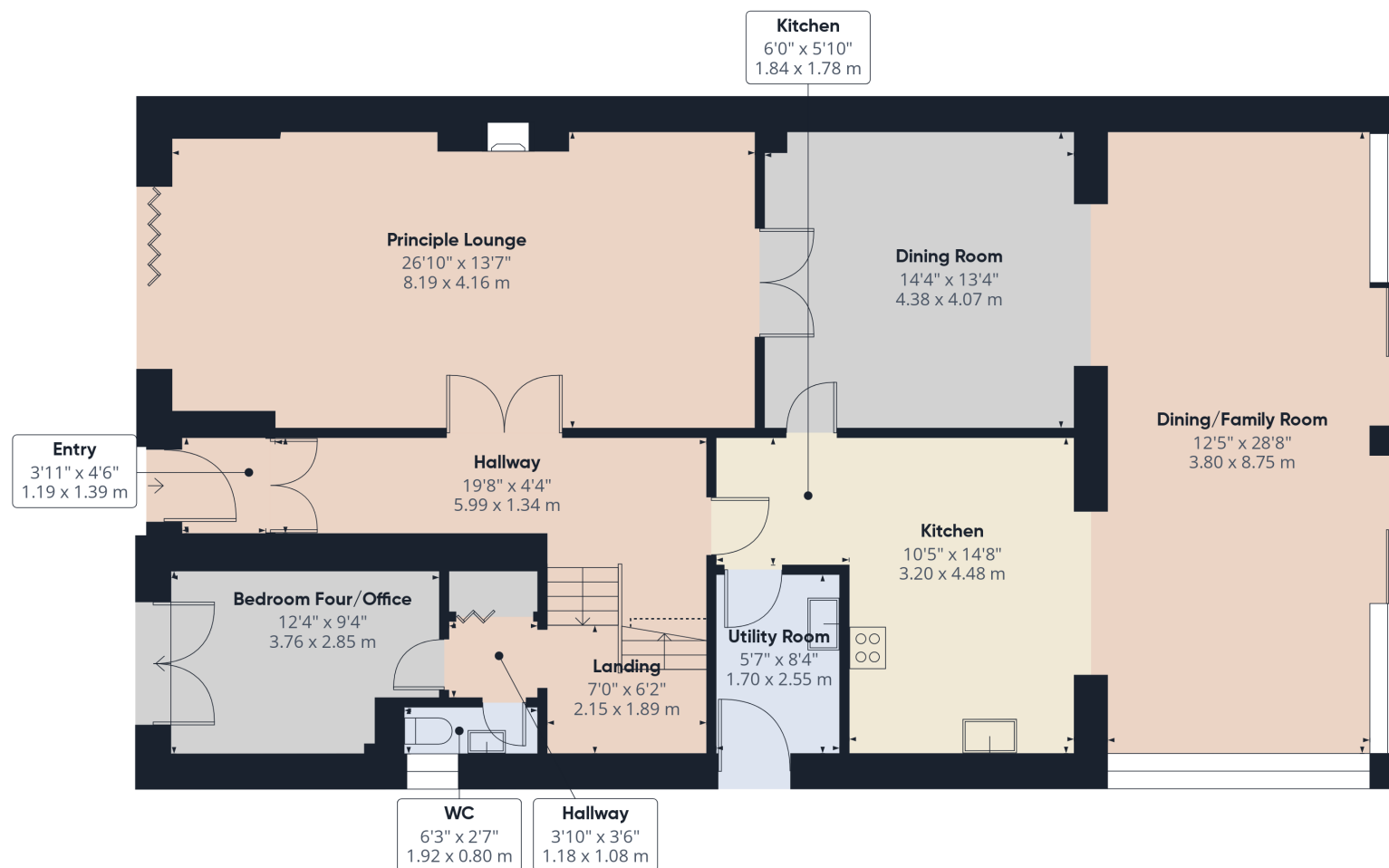
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Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Floor 1

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

1478 ft<sup>2</sup>  
137.3 m<sup>2</sup>

### Reduced headroom

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

..... Below 5 ft/1.5 m

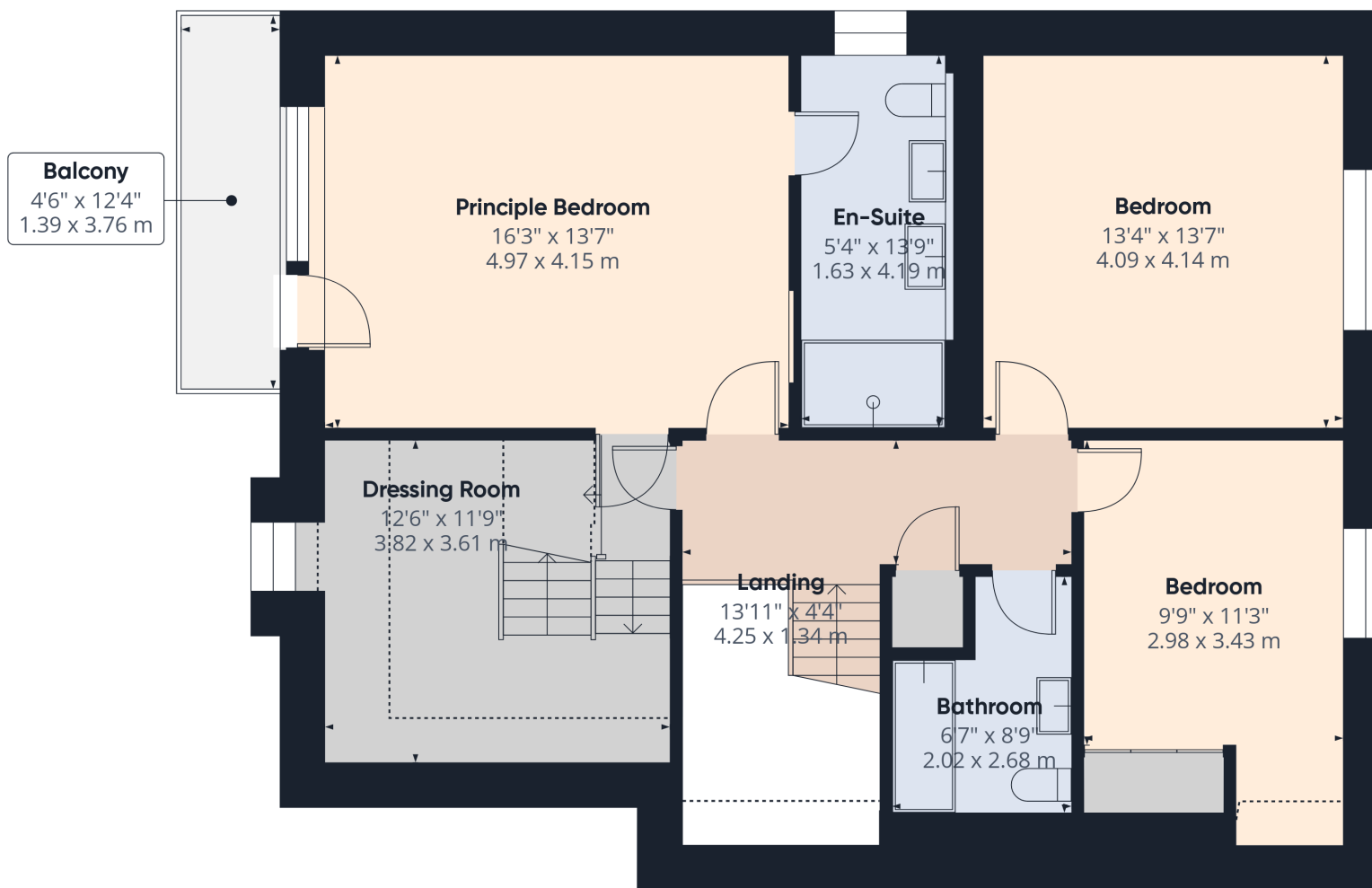
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 2

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

896 ft<sup>2</sup>

83.2 m<sup>2</sup>

# Balconies and terraces

56 ft<sup>2</sup>

5.2 m<sup>2</sup>

# Reduced headroom

74 ft<sup>2</sup>

6.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

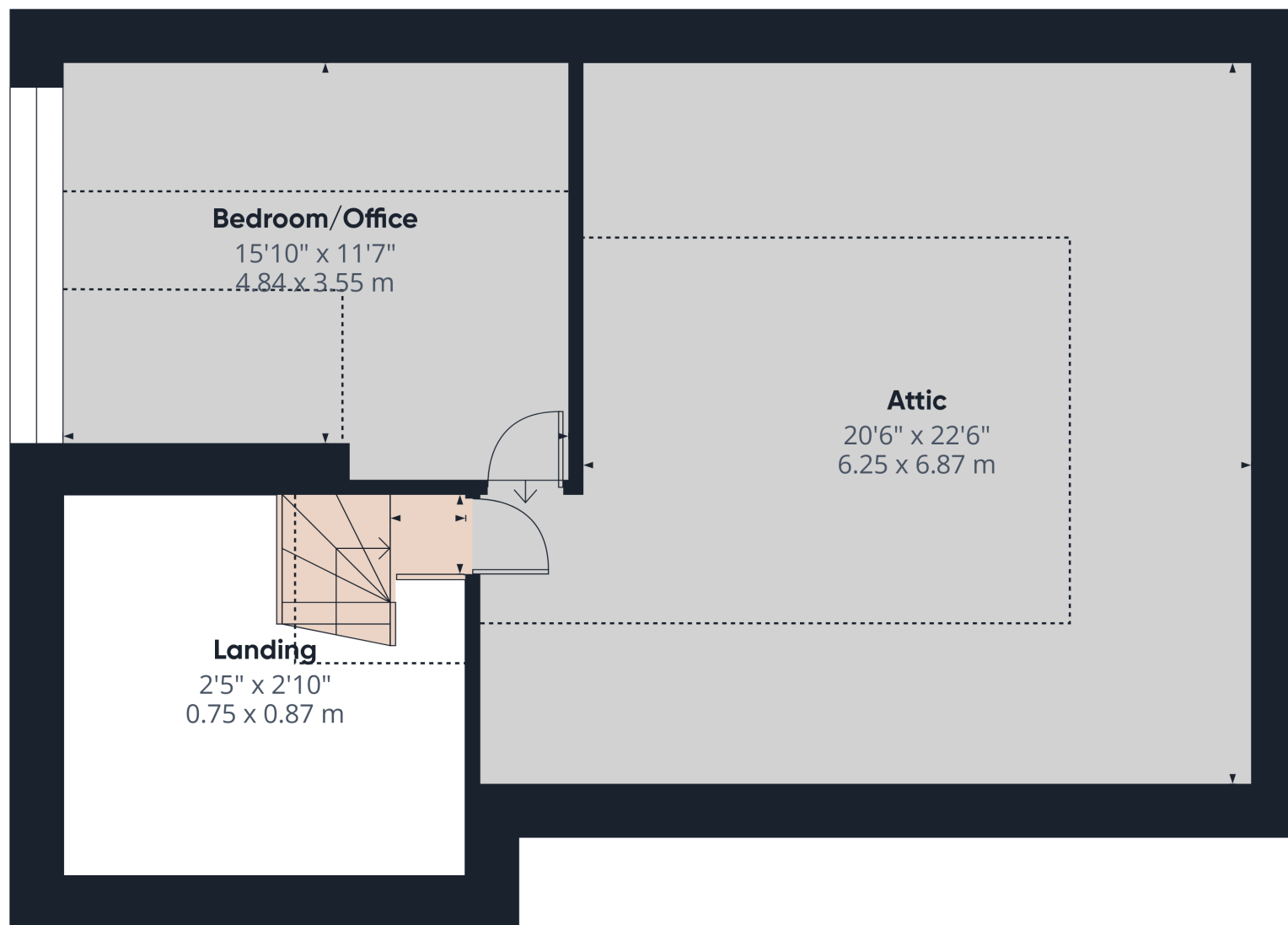
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Floor 3

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

689 ft<sup>2</sup>

63.9 m<sup>2</sup>

**Reduced headroom**

401 ft<sup>2</sup>

37.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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**Garage**  
16'8" x 9'1"  
5.09 x 2.78 m

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

154 ft<sup>2</sup>

14.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor

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