



Terence Painter

ESTATE AGENTS

- Semi Detached House
- Three Bedrooms
- Open Plan Living Accommodation
- Located close to High Street, Beach, Schools & Transport Links
- Modern Well Appointed Family Bathroom
- Fitted Kitchen with Integrated Appliances
- Private Rear Garden
- Conservatory
- Some Original Features



14 Upper Approach Road, Broadstairs, Kent. CT10 1QY.

Freehold £415,000

PERIOD FAMILY HOME IN THE HEART OF BROADSTAIRS WITH SO MUCH MORE TO OFFER THAN MEETS THE EYE!!

This lovely home is ideally situated for family life within 600 meters of the picturesque seafront and a short walk from transport links, excellent schools, the park and the bustling High Street with its eclectic range of local shops, bars and restaurants.

This home offers all the charm and warmth you would expect from a period home with well proportioned living accommodation arranged over two floors.

As well as a welcoming entrance hall, this home offers modern open plan living accommodation including a lounge with a feature tiled fireplace and a bay window to front with fitted shutter blinds. There is also a well defined dining area with a double glazed door to the garden and a well appointed white high gloss kitchen with a range of integrated appliances and a door to the conservatory which the current vendors use as a children's play room.

On the first floor there is a modern fitted family bathroom and three good size bedrooms with the bedroom to the rear of the property enjoying distant sea glimpses.

Externally, this home continues to impress with a private rear garden with a paved patio area and timber built bar.

With period details throughout this property is a true gem in a sought-after location so call Terence Painter Estate Agents now to arrange your viewing on 01843 866 866

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Ground Floor

Entrance

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

Entrance Hall

There are stairs to the first floor, under stairs storage cupboard, radiator, telephone point, herringbone wooden flooring and a door to the lounge.

Open Plan Lounge/Diner

7.77m x 3.96m narrowing to 3.04m (25' 6" x 13' 0" narrowing to 9'97")

Lounge Area

3.96m x 3.95m (13' 0" x 13' 0") This room is open to the dining area and features a double glazed bay window to the front of the property with fitted shutter style blinds, feature tiled fireplace with complementing hearth, television point, radiator, picture rail, wall light and herringbone wooden flooring.

Dining Area

3.81m x 3.04m (12' 6" x 10' 0") This room is open to the kitchen and features a double glazed door with side light which provides access to the rear garden, wall light, radiator, picture rail and herringbone wooden flooring.

Kitchen

There is a double glazed window to the side of the property and a glazed UPVC door to the conservatory. The kitchen comprises a range of white high gloss wall, base and drawer units with integrated appliances including an electric oven/grill, fridge/freezer, washing machine and induction hob with an extractor hood over. There is a sink unit with mixer tap inset to granite work tops with complementing upstands, part tiled walls and tiled flooring.

Conservatory

2.79m x 1.94m (9' 2" x 6' 4") There is a door to the garden, wall light and tiled flooring.

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First Floor

Landing

There is a loft hatch and carpet flooring.

Bedroom One

4.31m x 3.51m (14' 2" x 11' 6") There is a double glazed bay window to the front of the property, feature tiled fireplace with complementing hearth, picture rail, radiator and varnished floorboards.

Bedroom Two

3.46m x 3.32m (11' 4" x 10' 11") There is a double glazed window to the rear which offers a distant sea glimpse, ornate cast iron fireplace, radiator, picture rail, and carpet flooring.

Bedroom Three

2.95m x 2.25m (9' 8" x 7' 5") There is a double glazed window to the front of the property, picture rail, radiator and varnished floorboards.

Bathroom

2.31m x 2.24m (7' 7" x 7' 4") There are frosted double glazed windows to the side and rear of the property, panelled bath with chrome mixer tap and mixer shower over, wash hand basin with mixer tap inset to a vanity unit, low level w.c. chrome towel radiator, extractor, down lights, part tiled walls and tiled flooring.

Exterior

Rear Garden

This garden is mainly laid to lawn with a paved seating area with a timber built bar. There is a side access gate.

Council Tax Band


The council tax band is C.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(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 

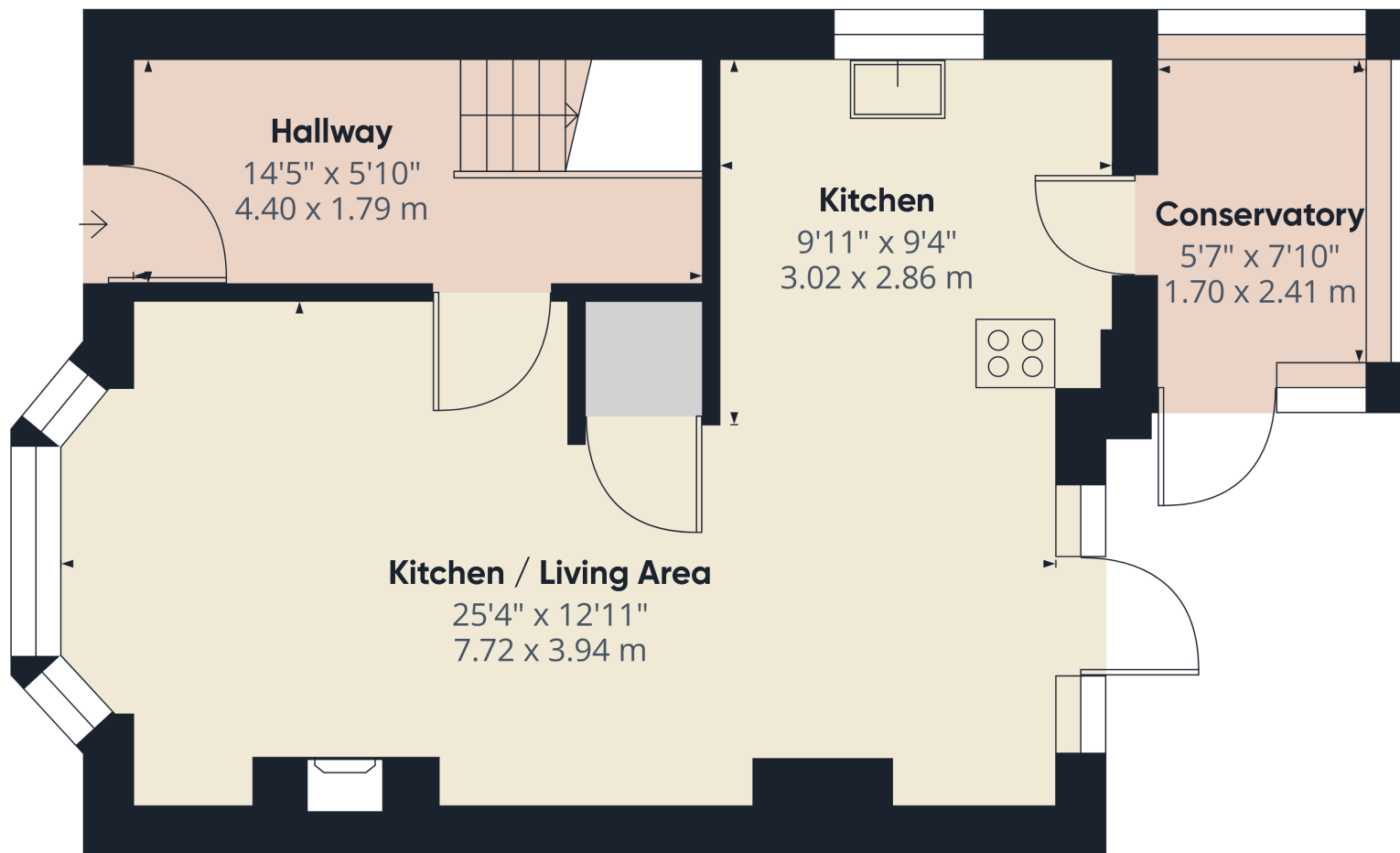


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁰

520.05 ft²

48.31 m²

Excluding balconies and terraces

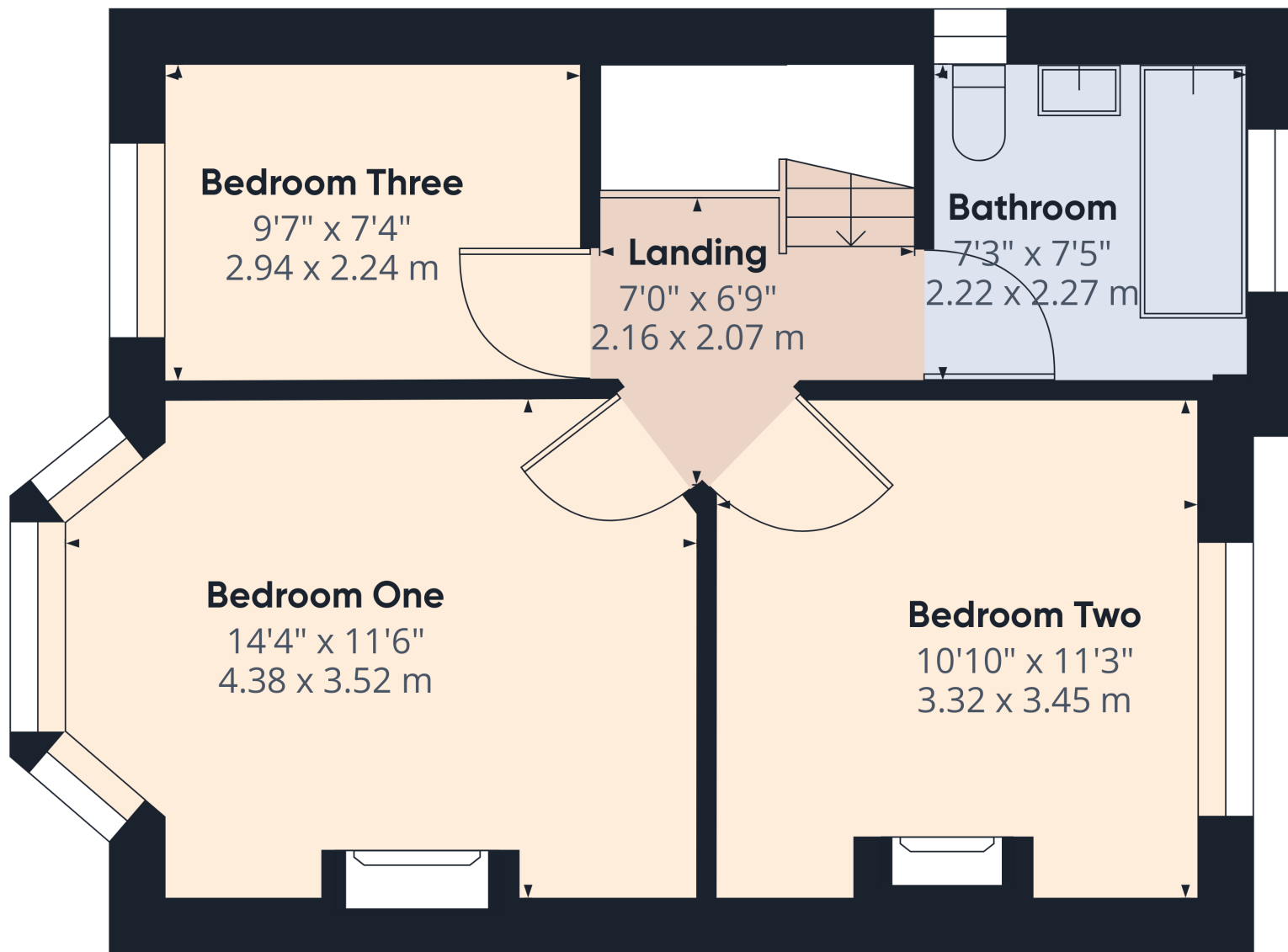
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

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Approximate total area⁰

441.48 ft²

41.02 m²

Excluding balconies and terraces

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Floor 1

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