



Terence Painter

ESTATE AGENTS

- End Of Terrace Period House
- Seven Bedrooms
- Three Reception Rooms
- South Facing Garden
- Located close to High Street, Beach, Schools & Transport Links
- Two Bathrooms
- Kitchen
- Updating Required
- Central Broadstairs Location
- Accommodation Arranged Over Three Floors
- Informal Off Street Parking
- Some Period Features



10 Approach Road, Broadstairs, Kent. CT10 1QT.

Freehold £425,000

PUT YOUR STAMP ON THIS DOUBLE FRONTED PERIOD FAMILY HOME SITTING ON AN ELEVATED POSITION IN THE HEART OF BROADSTAIRS!

Ideally located for family life this home is situated within only 600m of the 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 imposing property does require updating and is accessed via a number of steps to the front, but for those who don't wish to use the stairs, level access is possible from Chaucer Road to the rear of the property via a public footpath.

The spacious accommodation of this home is arranged over three floors and comprises an entrance porch with mosaic flooring, large entrance hall, three spacious reception rooms, fitted kitchen, seven bedrooms and two bathrooms.

Externally, this home offers a south facing garden and to the front is informal off street parking for up to three cars.

Please call Terence Painter Estate Agents now to arrange your viewing on 01843 866 866

Ground Floor

Entrance

The property sits on a elevated position and is accessed via approximately thirty steps to the front of the property. The current vendor advised us that if you were to park in Chaucer Road which is to the rear of the property, there is level pedestrian access via a footpath. Access into the property is via a part glazed UPVC front door which leads into:

Entrance Porch

There is mosaic tiled flooring and a glazed wooden door with stained glass surround which provides access to the entrance hall.

Entrance Hall

6.16m x 1.96m max (20' 3" x 6' 5") This is an impressive size entrance hall with carpeted stairs to the first floor and doors leading off to the kitchen and reception rooms.

Reception Room One

4.38m x 4.28m (14' 4" x 14' 1") There are two double glazed windows to the front of the property, coving and carpet flooring

Reception Room Two

4.69m x 3.60m (15' 5" x 11' 10") There is a three section double glazed bay window to the front of the property, feature tiled fireplace, picture rail and coving.

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Reception Room Three

3.49m x 3.28m (11' 5" x 10' 9") There is a double glazed window to the rear.

Kitchen

3.34m x 3.16m (10' 11" x 10' 4") There is a double glazed window to the rear of the property, range of fitted units, space and plumbing for a cooker, washing machine and fridge. There is a feature sink unit with mixer tap.

Inner Lobby

There is a double glazed UPVC door to the rear garden, cupboard and a door to the shower room/w.c.

Shower Room/W.C

2.69m x 1.94m (8' 10" x 6' 4") There is a frosted double glazed window to the rear of the property, low level w.c, wash hand basin. There is a shower base unit but no enclosure.

First Floor

Landing

This is a split level landing with a door to the side which provides access to metal stairs leading to the garden. There are spiral stairs to the second floor and doors leading off to bedrooms, bathroom and separate W.C.

Bathroom

1.89m x 1.83m (6' 2" x 6' 0") There is a frosted double glazed window to the side of the property, panelled bath with shower over and a pedestal wash hand basin.

Cloakroom/W.C

There is a frosted double glazed window to the side of the property, low level w.c and wash hand basin.

Bedroom One

3.13m x 2.99m (10' 3" x 9' 10") There is a double glazed window to the rear of the property and fitted cupboard.

Bedroom Two

3.96m x 3.33m (13' 0" x 10' 11") There is a double glazed window to the front of the property with elevated roof top views.

Bedroom Three

2.58m x 1.97m (8' 6" x 6' 6") There is a double glazed window to the front of the property with elevated roof top views. There is a walk in cupboard which partly links the room to bedroom four.

Bedroom Four

4.20m x 2.34m (13' 9" x 7' 8") This is a double aspect room with a double glazed window to the side of the property and two double glazed windows to the front which offer elevated roof top views.

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Bedroom Five

3.46m x 3.23m (11' 4" x 10' 7") This is a double aspect room with double glazed windows to the side and rear of the property.

Second Floor

Landing

There is a Velux window to the rear of the property and doors leading off to the two remaining bedrooms.

Bedroom Six

3.44m x 3.24m (11' 3" x 10' 8") There is a Velux window to the rear of the property and an eaves storage cupboard.

Bedroom Seven

3.76m x 3.40m (12' 4" x 11' 2") There is a Velux window to the front of the property.

Exterior

Rear Garden

9m x 8.20m (29' 6" x 26' 11") This south facing garden is mainly paved and features a timber shed. The garden can be accessed from the ground floor level and stairs leading from the first floor landing.

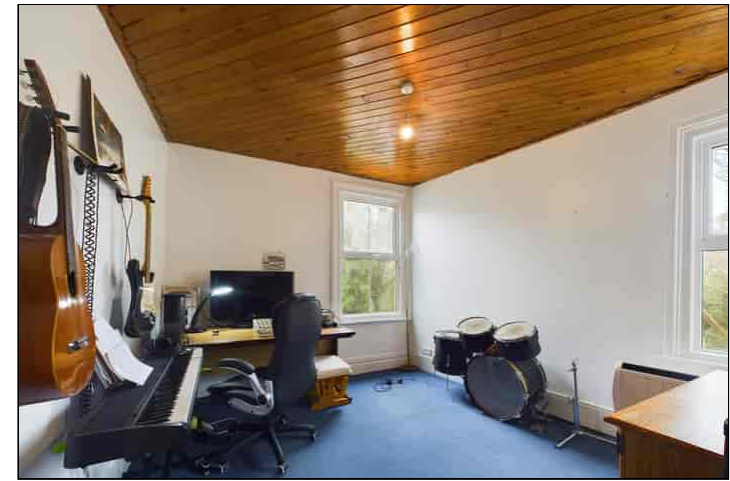
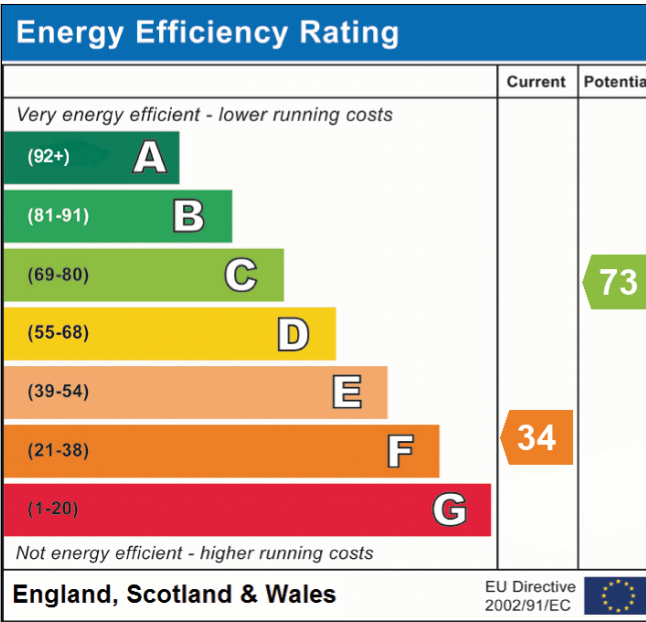
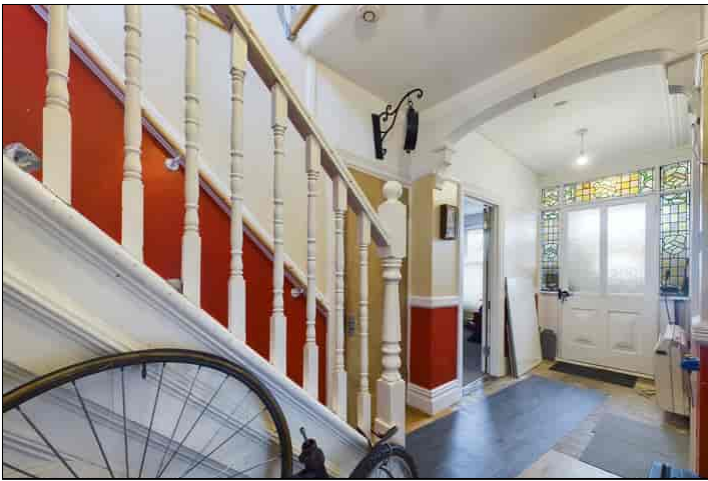
Informal Off Street Parking

To the front of the property is a block paved and slabbed driveway for up to three cars.



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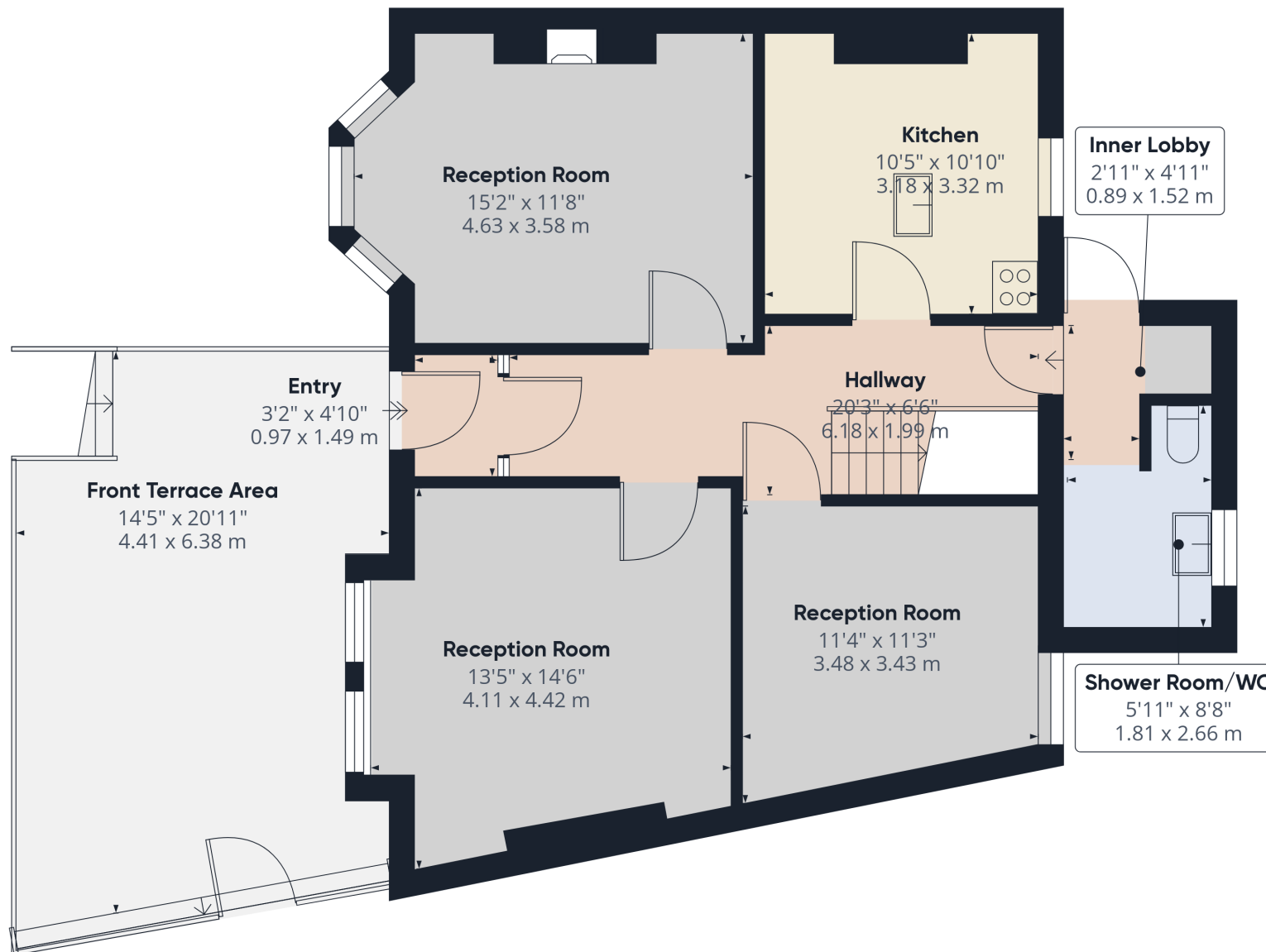


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

762.75 ft²

70.86 m²

(1) Excluding balconies and terraces

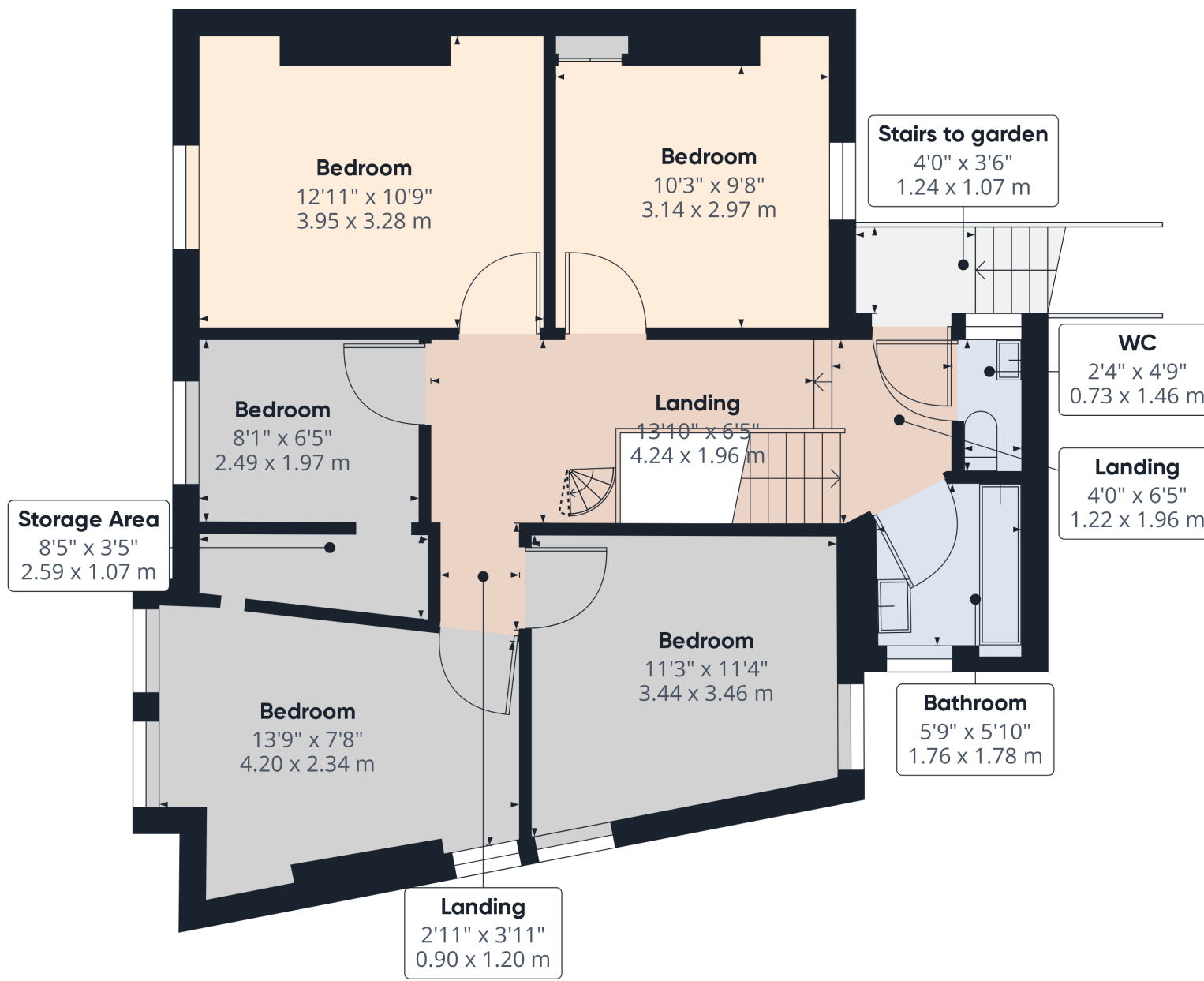
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor

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Approximate total area⁽¹⁾

720.43 ft²
66.93 m²

Reduced headroom

3.62 ft²
0.34 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

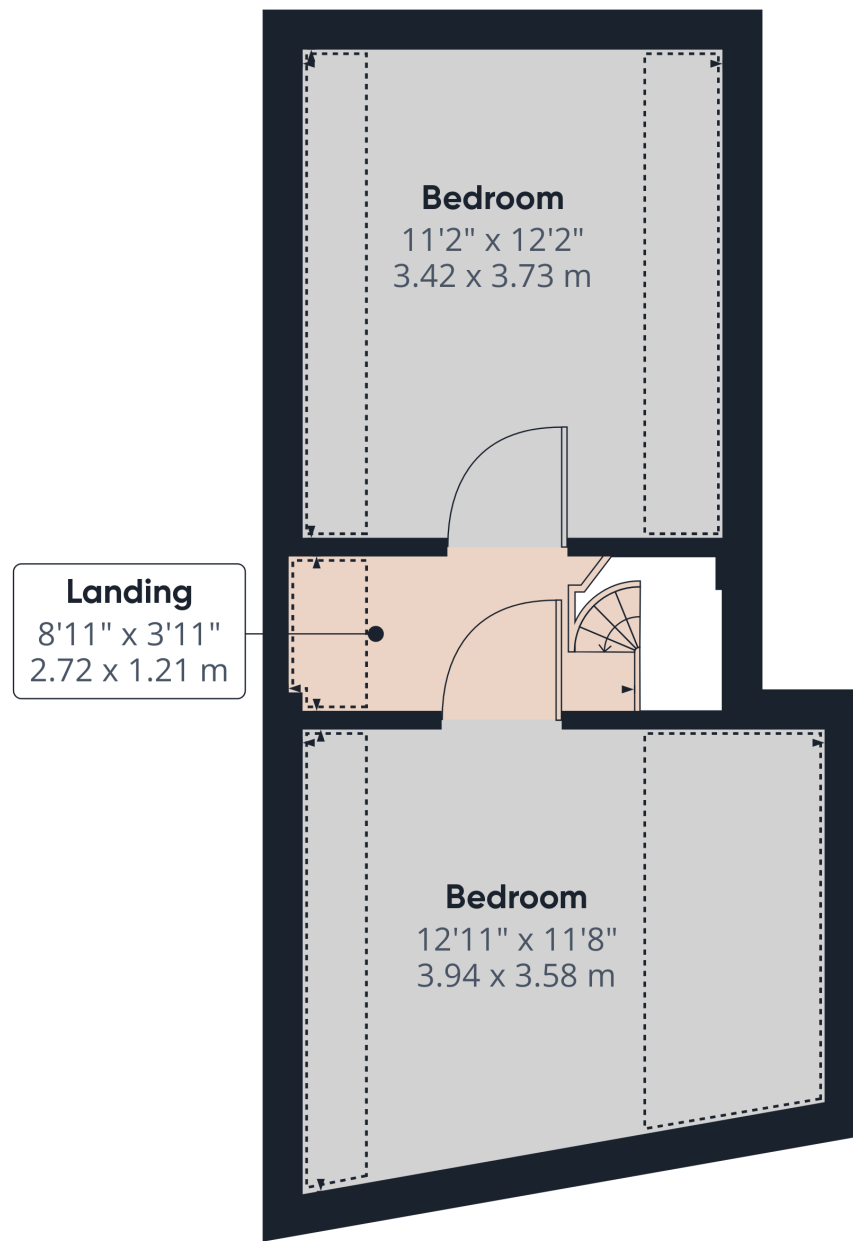
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Floor 1

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Floor 2

Approximate total area⁽¹⁾

307.62 ft²
28.58 m²

Reduced headroom

113.69 ft²
10.56 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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