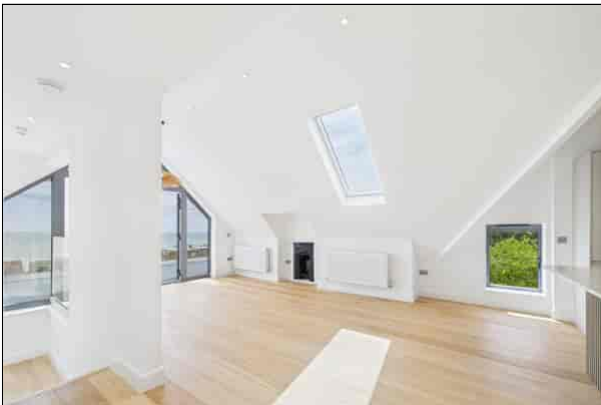


# Terence Painter

ESTATE AGENTS



- Penthouse Apartment
- Two Double Bedrooms
- Principle Bedroom with Walk-In Wardrobe, En-Suite Shower Room & Balcony
- Exclusive & Prestigious Development of Five Luxury Apartments
- 31'10" Balcony with Stunning Elevated Sea Views
- Allocated Parking
- Communal Garden
- Perfectly Located within Close Proximity to the High Street, Transport Links and Picturesque Sandy Beaches
- Finished to a very High Specification
- Bedroom Two with Built In Wardrobes & Private Southerly Facing Balcony
- Large Open Plan Kitchen/Living Room
- Available For Viewing Now!

**The Penthouse 60 Stone Road, Broadstairs, Kent. CT10 1EB.**

**£695,000**

AVAILABLE NOW! NEW SPACIOUS TWO BEDROOM SECOND FLOOR PENTHOUSE APARTMENT WITH A BALCONY AND 31'10" ROOF TERRACE WITH PANORAMIC SEA VIEWS WHICH HAS BEEN FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market is this newly built and well proportioned two double bedroom second floor luxury penthouse apartment located within a new exclusive development of just five apartments which all benefit from private outside space, allocated parking and communal gardens. Stone Road is regarded as one of the most exclusive coastal residential areas in Broadstairs, with the renowned and award winning picturesque sandy beaches at Stone & Viking Bay on your door-step. The property is also within easy access of extensive cliff-top promenades and the town's quaint high street which 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 half a mile of the property.

The generous accommodation of this property comprises a welcoming entrance hall, generous size double aspect open plan kitchen/dining/living room which features doors out to a private 31'10" roof terrace with stunning elevated sea views and an impressive fitted kitchen with integrated appliances, breakfast bar and quartz work tops.

There is a separate utility which compliments the kitchen, luxury hotel style bathroom and two bedrooms including the principle bedroom which boasts fitted wardrobes and a southerly facing balcony.

Externally this home also offers a private lawned rear garden, landscaped communal garden and an allocated off street parking space.

This property is available to view now so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

## Ground Floor

### Communal Entrance

Access into the property is via a secure part glazed wooden front door to the communal entrance hall with stairs to all floors.

### Apartment Entrance

Access into the apartment is via a secure wooden front door.

### Open Entrance Lobby

There are steps to the open plan kitchen/dining/living room.

### Open Plan Kitchen/Living room

8.95m x 4.41m (29' 4" x 14' 6")

### Living Room Area

This room has vaulted ceilings and is flooded with natural lights thanks to a large floor to ceiling feature window to the rear which provides access to the roof terrace and offers breath-taking elevated and far reaching sea views. There is a double glazed window and Velux window to the side of the property, cast iron fireplace, wall lights, media points, down lights, radiator and oak engineered flooring.

### Kitchen Area

The beautifully appointed and generous size kitchen features a wide range of neutral coloured handleless wall, base and drawer units with a wide range of integrated appliances. There is a ceramic sink with mixer tap inset to quartz worktops with complementing upstands, under unit lighting, breakfast bar with feature panelling, double glazed window to the rear offering an elevated sea views, door to the utility room, down lights, extractor and oak engineered flooring.

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### Roof Terrace

9.71m x 3.60m (31' 10" x 11' 10") Accessed via the living room and principal bedroom, this incredible feature of this property offers generous outside living space with glass balustrades to no compromise the stunning elevated panoramic sea views across Stone Bay. The roof terrace extends to the rear and side of the property which means that you can follow the sun around during the day. There is metal decking with up lights and outside power points.

### Inner Hallway

2.19m x 1.26m (7' 2" x 4' 2") There is a lantern light, oak engineered flooring and doors leading off to the bedrooms and bathroom.

### Principle Bedroom

5.16m x 3.51m (16' 11" x 11' 6") The first thing you notice as you enter this room is the large feature floor to ceiling window to the rear which offers up elevated sea views. There is a door to the balcony, media points, open doorway to the walk-in wardrobe, door to the en-suite shower room, wall lights, radiator and oak engineered flooring.

### Walk -In-Wardrobe

There is a Velux window to the side of the property, down lights, extensive range of fitted wardrobes and shelving, radiator, down lights and oak engineered flooring.

### En-Suite Shower Room

2.50m x 1.81m (8' 2" x 5' 11") This stunning en-suite features a fully tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, low level w.c, chrome ladder style towel radiator and a wash hand basin with mixer tap with a fitted illuminated mirrored cabinet over. There are down lights, extractor and fully tiled walls and flooring.

### Bedroom Two

5.44m x 3.79m (17' 10" x 12' 5") This room boasts a Velux window and glazed door to the front which provides access to the balcony. There is a range of fitted wardrobes and cupboards, media points, radiator, down lights, wall lights and oak engineered flooring.

### Balcony

3.41m x 1.17m (11' 2" x 3' 10") Located to the front of the property, this southerly facing balcony offers roof top views over Broadstairs.

### Bathroom

2.19m x 2.09m (7' 2" x 6' 10") This luxury hotel style bathroom features a panelled bath with mixer tap with hand shower attachment, low level w.c, chrome ladder style towel radiator and a wash hand basin with mixer tap and fitted illuminated mirrored cabinet over. There is a double glazed window to the side of the property, down lights, extractor and fully tiled walls and flooring.

### Exterior

#### Communal Garden

Located at the rear of the property and accessed via a wheelchair accessible paved pathway is the landscaped communal garden which is predominantly shingled with shaped raised flower beds and mature trees. There is a bike storage area and individual gates leading off to lawned gardens for apartments 1-4.

#### Parking

There is a large block paved in and out driveway to the front of the property offering each apartment one allocated parking space.

#### Lease Information

This home is being sold with a new 999 year lease and the vendors have advised us that once all the apartments are sold, each flat owner will be granted a share of the freehold.

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**Council Tax Band**

TBC



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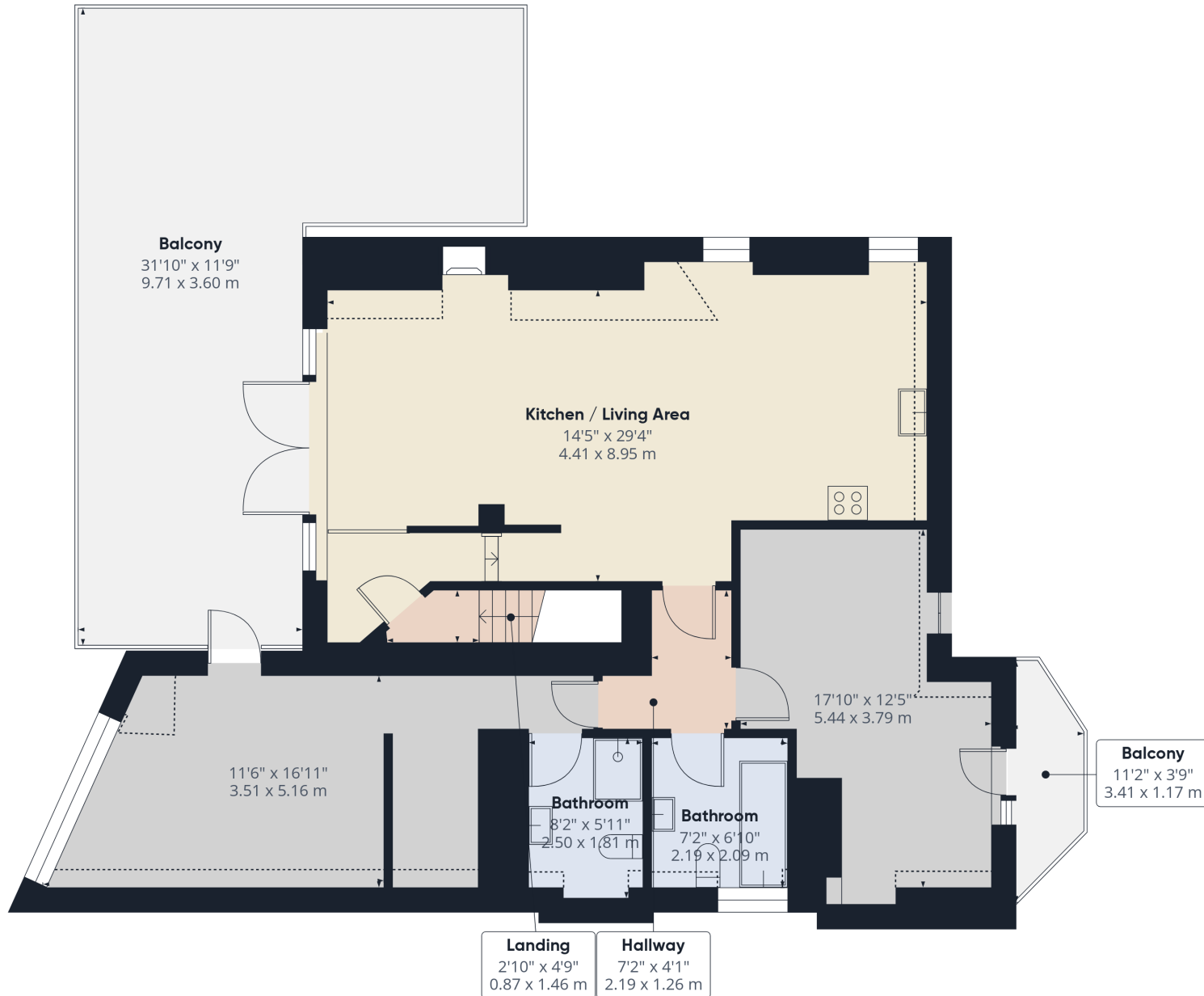


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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

1037 ft<sup>2</sup>

96.3 m<sup>2</sup>

#### Balconies and terraces

521 ft<sup>2</sup>

48.4 m<sup>2</sup>

#### Reduced headroom

78 ft<sup>2</sup>

7.3 m<sup>2</sup>

(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.

GIRAFFE360

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