

# Terence Painter

ESTATE AGENTS



- Second Floor Balcony Apartment
- Stunning Sea Views
- Spacious & Flexible Living Accommodation
- Well Appointed Bathroom with Jacuzzi Bath
- En-Suite Shower Room to Master Bedroom
- Two/ Three Bedrooms
- One / Two Reception Rooms
- Balcony With Sea Views
- Secure Gated Underground Parking Space
- No Forward Chain
- Close Proximity to Beach, High Street & Transport Links
- Prestigious Development

**Flat 15, St Andrews 72 Dumpton Park Drive, Broadstairs, Kent. CT101RT.**

**Leasehold Share of Freehold £475,000**

SPACIOUS & BEAUTIFULLY PRESENTED SPLIT LEVEL APARTMENT WITH STUNNING SEA VIEWS IN ONE OF BROADSTAIRS' MOST PRESTIGIOUS DEVELOPMENTS!

This stunning two/three bedroom second floor apartment is situated in the exclusive development of St Andrews which is located in one of Broadstairs most sought after locations and affords stunning distant sea views. Finished to a very high specification, this contemporary apartment offers generous size and flexible living accommodation arranged over two levels. The accommodation includes a welcoming entrance hall with feature split slate tiled walls, open plan and well defined kitchen/living room with a wide range of integrated kitchen appliances, feature tiled quartz wall in the living area and direct access to a private balcony with stunning sea views. There two/three double bedrooms with the master having an en-suite shower room and a bathroom with a Jacuzzi bath. There is also a large mezzanine room which the current vendors use as the third bedroom featuring an additional seating area. The apartment also has the benefit of secure underground parking and is being offered with no forward chain. This home is ideally positioned within close proximity to Broadstairs High Street and Harbour-front with its stunning beaches, varied array of busy bars and restaurants. Just a few hundred metres away from this home is the beautiful, family friendly Dumpton Gap Bay beach which makes this property the ideal holiday retreat, weekend bolt-hole or permanent sea-side home. Viewing is strictly by appointment with the Selling Agents Terence Painter Estate Agents so call now on 01843 866866 to book your appointment.

### Communal Access

The communal door is to the side of the property with carpeted stairs to all floors.

### Apartment Access

Access into the apartment is via a wooden front door to the entrance lobby.

### Entrance Lobby

There is a wall mounted combination boiler which was installed in December 2021, feature split slate tiled walls, carpet flooring and door to the inner hallway.

### Entrance Hall

4.34m x 0.94m (14' 3" x 3' 1") There are feature split slate tiled walls, wall lights, carpet flooring with underfloor heating, feature window to the living area, down lights and doors leading off to the open plan kitchen/living room, bathroom and bedrooms one and two.

### Open Plan Kitchen/Living Room

#### Kitchen Area

3.26m x 2.68m (10' 8" x 8' 10") The kitchen comprises a matching range of wall, base and drawer units with an integrated Neff electric oven/grill, four burner gas hob with extractor hood over, dishwasher, fridge and freezer. There is an Indesit washing machine/dryer, stainless steel sink unit with mixer tap inset to stone effect worktops with complementing upstands and localised wall tiling. There is a spiral staircase to the mezzanine level, down lights, wall mounted phone for the security entry system and tiled flooring with underfloor heating.

#### Living Area

4.70m x 3.89m (15' 5" x 12' 9") This impressive room features double glazed French doors with side lights to the front of the property which provides access to the balcony and offers stunning elevated sea views, feature quartz tiled wall, wall lights, media points and carpet flooring with underfloor heating. The living area is open to the kitchen area.

#### Balcony

2.83m x 0.98m (9' 3" x 3' 3") This balcony offers stunning elevated sea views. There is outside lighting.

#### Bedroom One

3.37m x 2.33m (11' 1" x 7' 8") The current vendors use this room as a reception room. There is a large feature double glazed window to the front of the property which offers delightful elevated sea views, carpet with underfloor heating, television point and a door to the en-suite shower room.

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## En-Suite Shower Room

2.36m x 1.16m (7' 9" x 3' 10") There is a fully tiled shower cubicle with a chrome mixer shower and bi-folding door, low level w.c, pedestal wash hand basin with chrome mixer tap and fitted mirror and light over. There is a chrome ladder style towel radiator, down light, extractor and fully tiled walls and flooring with under floor heating.

## Bedroom Two

3.37m x 2.34m (11' 1" x 7' 8") There is a double glazed window to the rear of the property, television point and carpet flooring with underfloor heating.

## Bathroom

2.29m x 1.58m (7' 6" x 5' 2") There is a frosted window to the side of the property, jacuzzi bath with mixer tap with hand shower attachment, low level w.c, pedestal wash basin with chrome mixer tap and fitted mirror and light over. There is a chrome ladder style towel radiator, down lights, extractor and fully tiled walls and flooring with underfloor heating.

## Mezzanine Level

### Bedroom Three/Reception Two

6.71m narrowing to 2.88m x 5.34m narrowing to 3.72m (22' 0" narrowing to 9'53" x 17' 6" narrowing to 12'2") The current vendors use this room as the main bedroom. This room features four Velux windows with one being to the front of the property which offer elevated sea views, two radiators, media points and carpet flooring.

## Exterior

### Secure Underground Parking Space

This apartment benefits from an allocated secure underground parking space. There are a number of communal parking spaces to the rear of the property.

## Agents Note

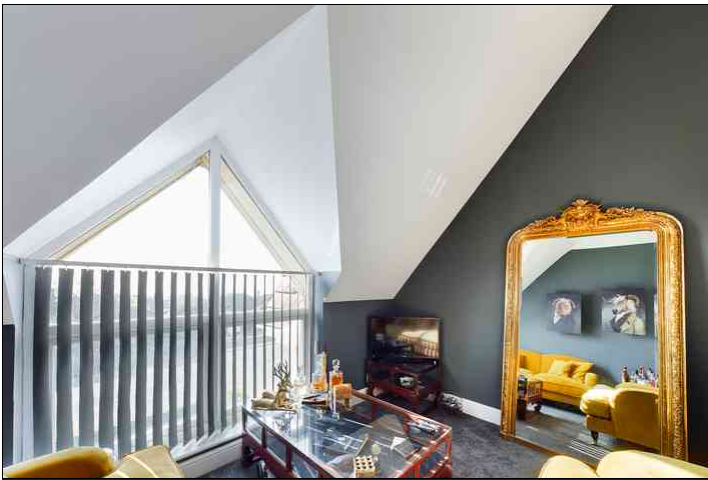
### Lease Information


The vendors have advised us that the property is being sold with the remainder of a 999 year lease and a share of the freehold. The annual maintenance charges are approximately £2500 per annum. Pets are allowed. The properties can be let for a minimum of six months, therefore holiday letting is not permitted.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

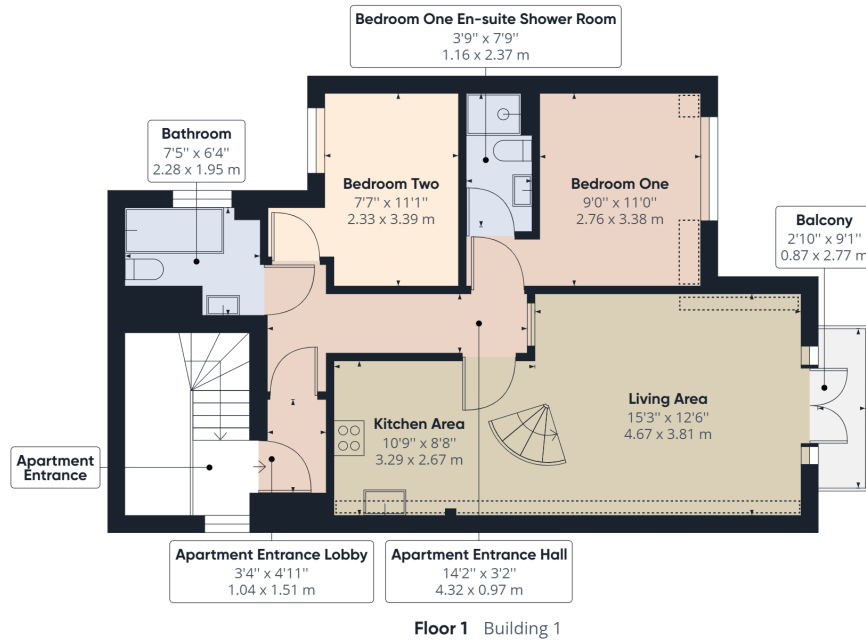


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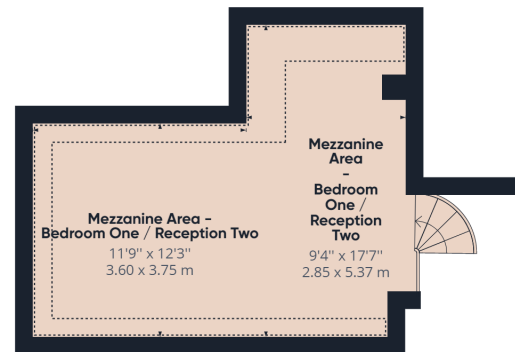
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Floor 1 Building 1



Floor 2 Building 1

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

958.65 ft<sup>2</sup>  
89.06 m<sup>2</sup>

**Reduced headroom**

111.12 ft<sup>2</sup>  
10.32 m<sup>2</sup>

(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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