

# Terence Painter

ESTATE AGENTS



- Ground Floor Duplex Apartment
- Two Double Bedrooms with Fitted Bespoke Wardrobes
- Well Defined & Spacious Living Accommodation
- Finished to a very High Specification
- Perfectly Located within Close Proximity to the High Street, Transport Links and Picturesque Sandy Beaches
- Private Entrance Door
- Two Private Terraces & A Lawned Garden
- Exclusive & Prestigious Development of Five Luxury Apartments
- En-Suite Shower Room to Principal Bedroom
- Allocated Parking Space & Communal Gardens
- Viewings Available Now!

**Apartment One, 60 Stone Road, Broadstairs, Kent. CT10 1EB.**

**Leasehold Share of Freehold £615,000**

APARTMENT ONE, AVAILABLE NOW! SPACIOUS TWO DOUBLE BEDROOM DUPLEX GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE DOOR, TWO LARGE TERRACE AREAS AND A LAWNED GARDEN WHICH HAS BEEN FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market is this newly converted and well proportioned two double bedroom ground floor duplex apartment located within an exclusive new development of just five luxury two bedroom apartments each benefitting 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 with a built in cloak cupboard, an impressive open plan kitchen/dining/living room featuring doors out to a private terrace area, and a stunning fitted kitchen with integrated appliances, breakfast bar and quartz work tops.

There is a seperate utility room which compliments the kitchen, stunning luxury hotel style bathroom and a double aspect principle bedroom boasting a range of bespoke fitted wardrobes and an impressive fully tiled en-suite shower room. Leading from the lounge are stairs down to another generous size second double bedroom with fitted bespoke wardrobes and large double glazed French doors opening up to a further partially covered terrace area leading to a private lawned garden area.

Externally this home also offers a landscaped communal rear 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.

## Entrance

This apartment benefits from a private entrance door which is located to the side of the property.

## Entrance Hall

3.42m x 1.46m (11' 3" x 4' 9") The entrance hall is open to the lounge area and features a cloak cupboard, radiator, down lights, engineered oak flooring and doors leading off to the bathroom and principle bedroom.

## Lounge Area

3.57m x 3.34m (11' 9" x 10' 11") The open plan kitchen/dining/living room has been thoughtfully zoned in this apartment and features a double glazed window to the side of the property and a door leading off to a staircase which take you down to the second bedroom. This room benefits from wall lights, media points, down lights, radiator and oak engineered flooring.

## Kitchen/Dining Area

5.71m x 3.19m (18' 9" x 10' 6") The well defined dining space is open to the kitchen and features large double glazed sliding doors to the rear which provide access to the the upper terrace and offer an elevated sea glimpse. There is a radiator and oak engineered flooring.

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 glimpse, door to the utility room, down lights, extractor and oak engineered flooring.

## Utility Room

1.75m x 1.57m (5' 9" x 5' 2") The fitted units in this room complement the kitchen with space and plumbing for a washing machine, extractor and stainless steel sink unit with mixer tap inset to quartz worktops with complementing upstands.

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**Principle Bedroom**

4.00m x 3.64m (13' 1" x 11' 11") This impressive size bright and airy bedroom features a large five section double glazed bay window to the front of the property, double glazed window to the side, range of bespoke fitted wardrobes, wall lights, radiator, down lights, media points and oak engineered flooring.

**En-Suite Shower Room**

2.47m x 1.27m (8' 1" x 4' 2") 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 inset to a vanity unit with a fitted illuminated mirrored cabinet over. There are down lights, extractor and fully tiled walls and flooring.

**Bathroom**

2.37m x 1.96m (7' 9" x 6' 5") 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 are down lights, extractor and fully tiled walls and flooring.

**Lower Ground Floor**

**Bedroom Two**

4.05m x 3.20m (13' 3" x 10' 6") Located on the lower ground floor, this room is flooded with natural light thanks to a double glazed window and French doors to the rear which open up to the lower terrace area. There is an extensive range of fitted wardrobes and cupboards, media points, radiator, down lights, wall lights and oak engineered flooring.

**Exterior**

**Upper Terrace**

5.60m x 4m (18' 4" x 13' 1") This impressive size porcelain tiled terrace area is a real extension to the living space and offers ample space for outdoor dining/seating furniture and boasts an elevated sea glimpse. There is a side access gate, glass balustrades and steps down to the lower terrace, lawned garden and communal garden. There is outside lighting and power points.

**Lower Terrace**

7.70m x 4.20m (25' 3" x 13' 9") The lower terrace is another generous size tiled outdoor living space which is partly covered and can be directly accessed via French doors leading from bedroom two, steps from the upper terrace and a gate from the communal garden. It is open to the lawned garden area and there is an outside tap and lighting.

**Lawned Garden**

9.40m x 6.10m (30' 10" x 20' 0") The lawned garden can be accessed via the lower terrace area and the communal garden and is private to this apartment.

**Communal Garden Area**

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.

**Allocated Parking**

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

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### 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.

### Council Tax Band

TBC

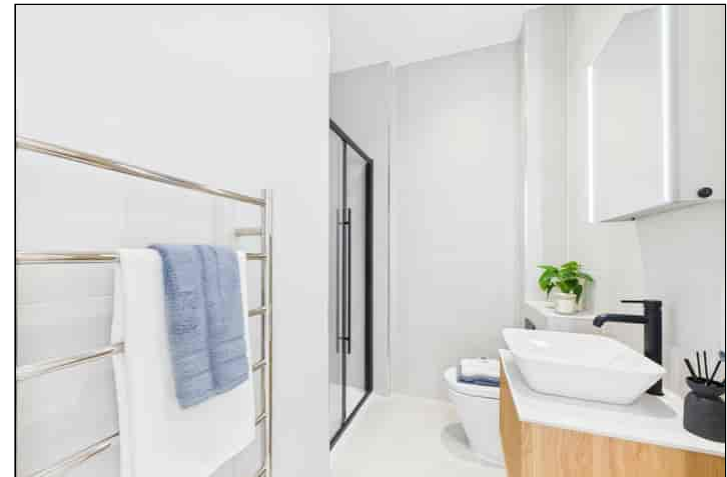
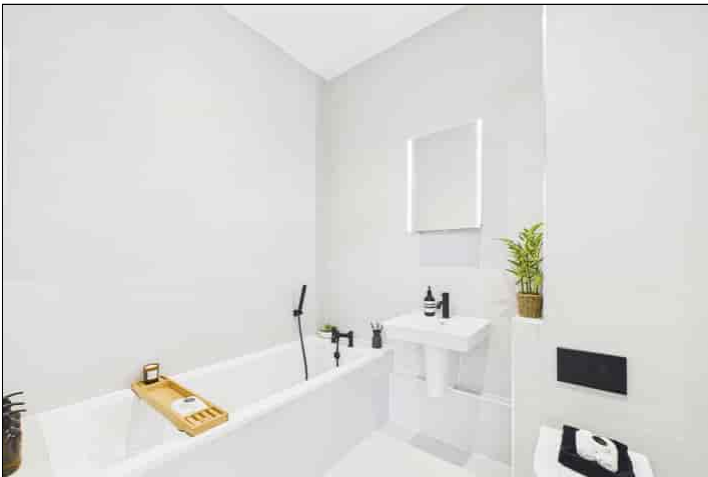
### EPC - TBC



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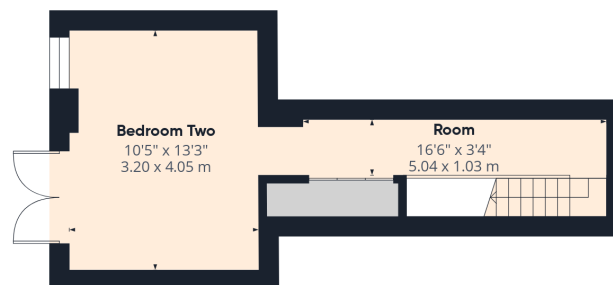


Viewing strictly by prior appointment with the Selling Agents  
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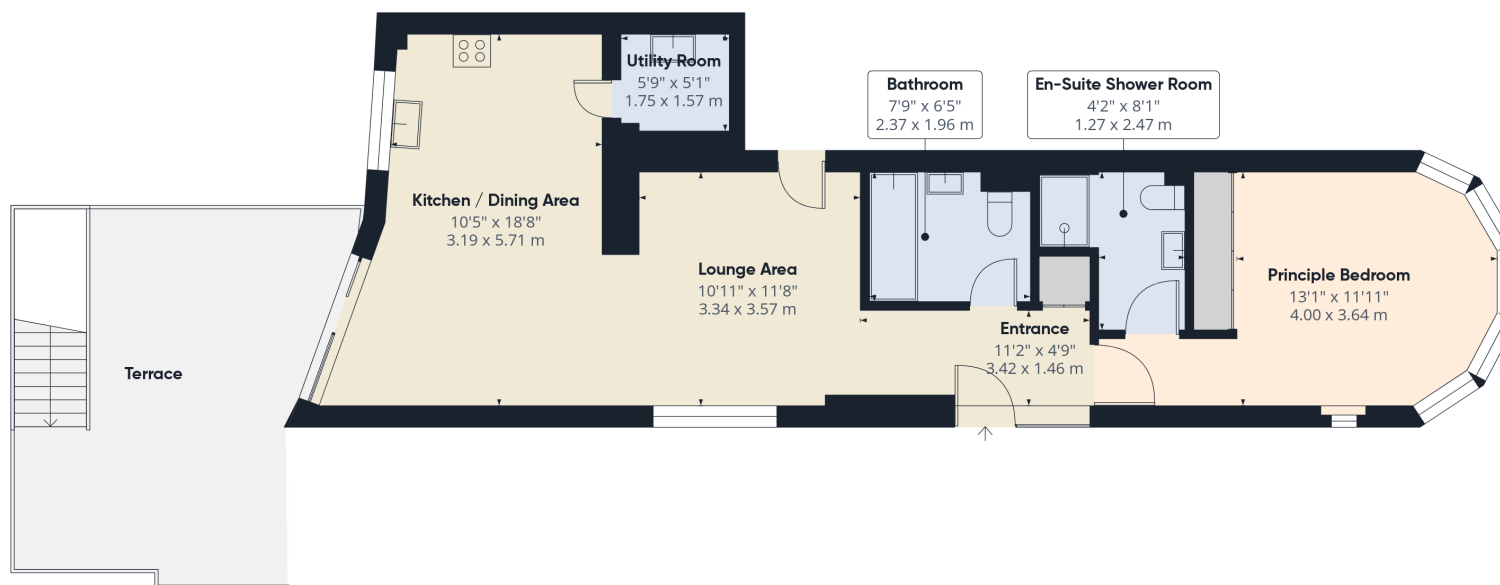
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Ground Floor



Floor 1

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

993 ft<sup>2</sup>

92.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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