

# Terence Painter

ESTATE AGENTS



- Ground Floor Apartment
- Two Double Bedrooms
- 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
- Exclusive & Prestigious Development of Five Luxury Apartments
- En-Suite Shower Room to Principal Bedroom
- Allocated Parking Space & Communal Gardens
- Viewings Available Now!

**Apartment Two, 60 Stone Road, Broadstairs, Kent. CT101EB.**

**Leasehold Share of Freehold £595,000**

APARTMENT TWO, AVAILABLE NOW! NEWLY CONVERTED SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE DOOR, BALCONY AND A LAWNED GARDEN, 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 apartment is located within an exclusive 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, impressive open plan kitchen/dining/living room which features sliding doors out to a private balcony, and a stunning fitted kitchen with integrated appliances, breakfast bar and quartz work tops.

There is a seperate utility room which compliments the kitchen, a stunning luxury hotel style bathroom and a principle bedroom boasting an impressive fully tiled en-suite shower room. Leading from the entrance hallway is a second 'turret style' double bedroom with bespoke fitted wardrobes.

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 Hallway

2.68m x 2.49m (8' 10" x 8' 2") The entrance hall features a double glazed skylight, cloak cupboard, radiator, down lights, engineered oak flooring and doors leading off to the bathroom, both bedrooms and lounge/diner.

### Lounge/Diner

7.50m x 4.34m (24' 7" x 14' 3") The open plan kitchen/dining/living room has been thoughtfully zoned in this apartment and features double glazed windows to the side and rear of the property, double glazed sliding doors opening to a private terrace, wall lights, media points, down lights, radiator and oak engineered flooring.

### Baclony

3.49m x 1.00m (11' 5" x 3' 3") This fantastic feature makes the most of its position with beautiful views. There are glass balustrades, wall lights and metal decked flooring.

### Kitchen

5.34m x 2.11m (17' 6" x 6' 11") 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, down lights, extractor and oak engineered flooring.

### Utility Room

2.00m x 1.89m (6' 7" x 6' 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

3.88m x 3.63m (12' 9" x 11' 11") This fair sized bright and airy bedroom features a large five section double glazed bay window to the front of the property, a range of bespoke fitted wardrobes, wall lights, radiator, down lights, media points and oak engineered flooring.

### En-Suite Shower Room

2.16m x 1.81m (7' 1" 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 inset to a vanity unit with a fitted illuminated mirrored cabinet over. There are down lights, an extractor and fully tiled walls and flooring.

### Bedroom Two

3.14m x 3.10m (10' 4" x 10' 2") This impressive 'turret style' bedroom compromises a large 8 section double glazed window to front. There is a fitted wardrobe, media points, radiator, down lights, wall lights and oak engineered flooring.

### Shower Room

3.30m x 2.05m (10' 10" x 6' 9") This luxury hotel style shower room features a fully tiled shower cubicle with a fitted rain style shower head with additional hand shower attachment, a bath with mixer tap with hand shower attachment, low level w.c, chrome ladder style towel radiator and two wash hand basins with illuminated mirrored cabinets over. There are 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 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.

### Council Tax Band

TBC.

### EPC - TBC



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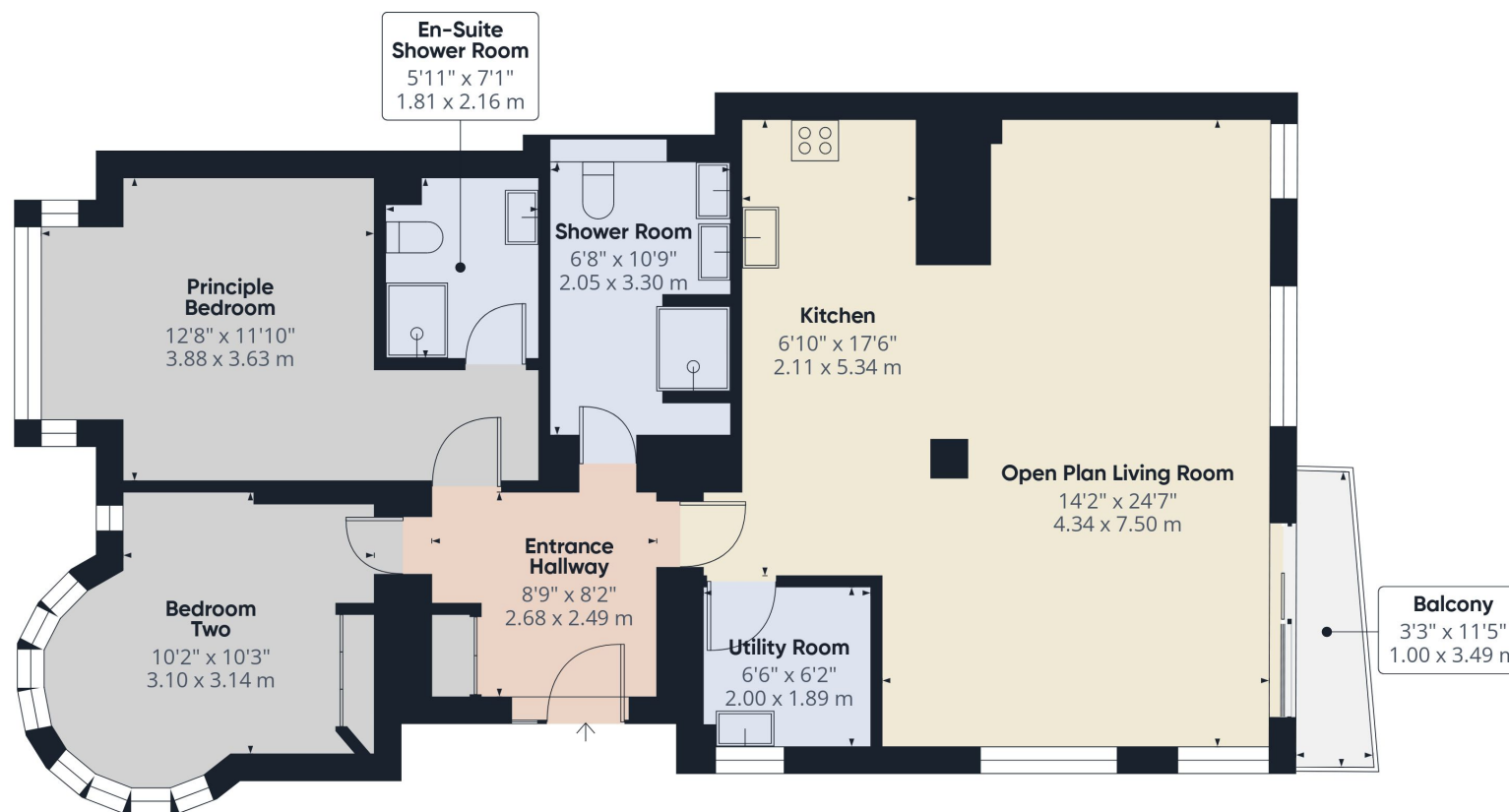
Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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

984 ft<sup>2</sup>

91.4 m<sup>2</sup>

#### Balconies and terraces

32 ft<sup>2</sup>

3 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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