

Terence Painter

ESTATE AGENTS



- Sea Front Apartment
- Two Bedrooms
- No Forward Chain
- Located with Yards of Viking Bay, High Street & Transport Links
- New 125 Year Lease
- Stunning Elevated Sea & Beach Views from All Front Facing Rooms
- Second Floor Apartment
- Requires Modernisation
- 17'1" Living Room
- New Boxed Howdens Kitchen with Appliances Included (Unfitted)

Flat 3, 19 Victoria Parade, Broadstairs, Kent. CT101QL.

Leasehold £229,995

## SPACIOUS SECOND-FLOOR SEAFRONT APARTMENT WITH BREATHTAKING VIEWS ACROSS VIKING BAY — OFFERED WITH NO FORWARD CHAIN!

Terence Painter Estate Agents are delighted to present this bright and generously proportioned two-bedroom second-floor apartment, set within an attractive period property on the highly sought-after Victoria Parade, Broadstairs.

While the property requires modernisation, it offers outstanding potential and enviable sea views. Perfectly positioned just moments from the sandy shores of Viking Bay, this apartment enjoys uninterrupted, elevated coastal views, along with easy access to the town's charming collection of independent shops, restaurants, and pubs. Although the apartment would benefit from a programme of updating, the existing layout already provides spacious accommodation. In our opinion, reconfiguration should be considered to maximise the property's full potential.

The current layout comprises a welcoming entrance lobby, a 13' kitchen with stunning elevated sea and beach views, two bedrooms—each currently featuring its own en-suite shower/bathroom—and a generous 17'2" living room, perfect for relaxing while taking in the breathtaking scenery.

This fantastic home is offered with a new 125-year lease and includes a brand-new boxed, unfitted Howdens kitchen with appliances, presenting an ideal opportunity for buyers looking to create their dream seaside retreat. Contact Terence Painter Estate Agents today on 01843 866 866 to arrange your viewing and discover the charm and potential of this exceptional seafront apartment.

### Ground Floor

#### Communal Entrance

Access into the communal entrance hall is via a door leading off Chandos Square. There are carpeted stairs to all floors.

### Second Floor

#### Flat Entrance

Via wooden door.

#### Entrance Lobby

0.86m x 0.81m (2' 10" x 2' 8") Doors leading off to the living room and bedroom one.

#### Living Room

5.28m x 4.84m (17' 4" x 15' 11") There are two large sash windows to the front of the property offering stunning elevated beach and sea views, feature fireplace, radiators, carpet flooring and doors to the kitchen and bedroom two.

#### Kitchen

3.97m x 1.73m (13' 0" x 5' 8") There is a sash window to the front of the property with elevated beach and se views.

#### Bedroom One

4.73m x 2.36m (15' 6" x 7' 9") There is a sash window to the rear, radiator, carpet flooring and door to the en-suite bathroom.

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### **En-Suite Bathroom**

2.31m x 1.71m (7' 7" x 5' 7") There is a sash window to the rear of the property, pedestal was hand basin, low level w.c and bath.

### **Bedroom Two**

3.51m x 2.05m (11' 6" x 6' 9") There is carpet flooring and a glazed floor to ceiling partition wall to a shower room. Please note that the shower room is located to the rear of the room where there is a sash window which provides borrowed light to the bedroom two (please see floorplan).

### **Bedroom Two Shower Room**

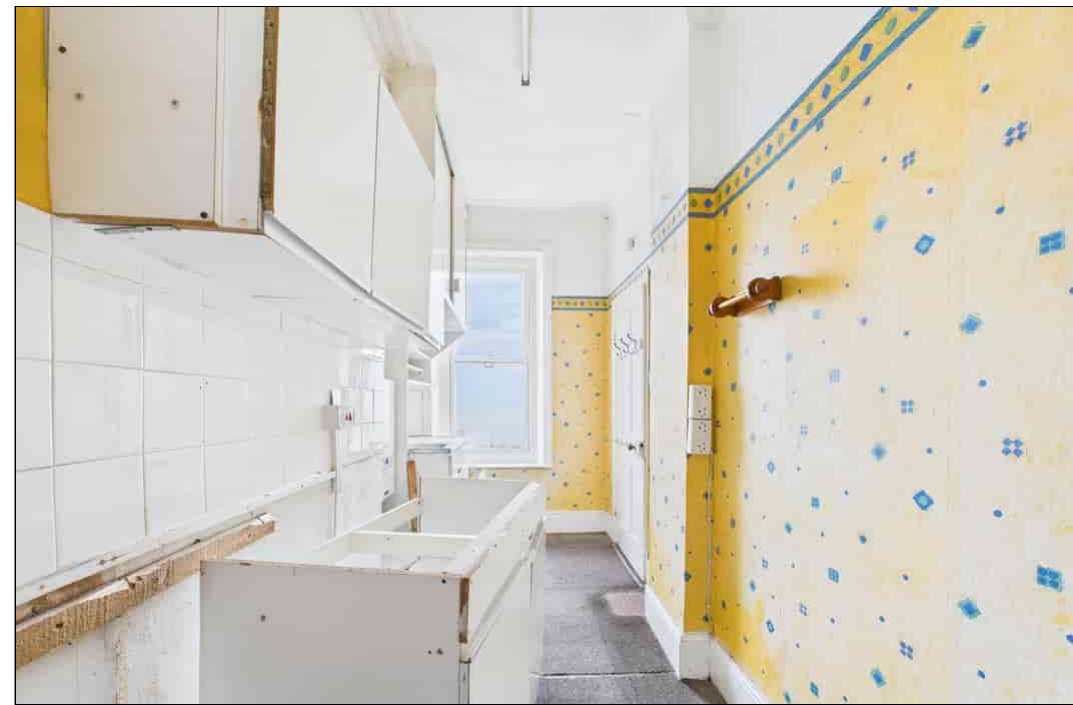
2.33m x 1.21m (7' 8" x 4' 0") There is a tiled shower cubicle, low level w.c, wash hand basin and a radiator.

### **Council Tax Band**

The council tax band is A.

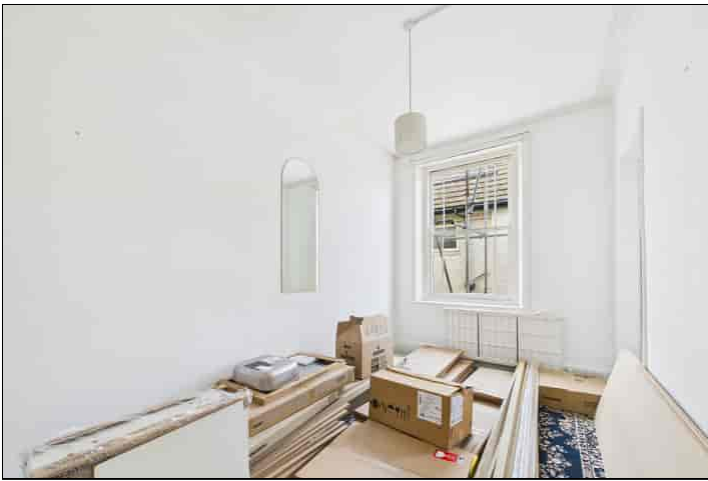
### **Lease Information**

This flat is being sold with a new 125 year lease and the maintenance fee is £1200 per annum.



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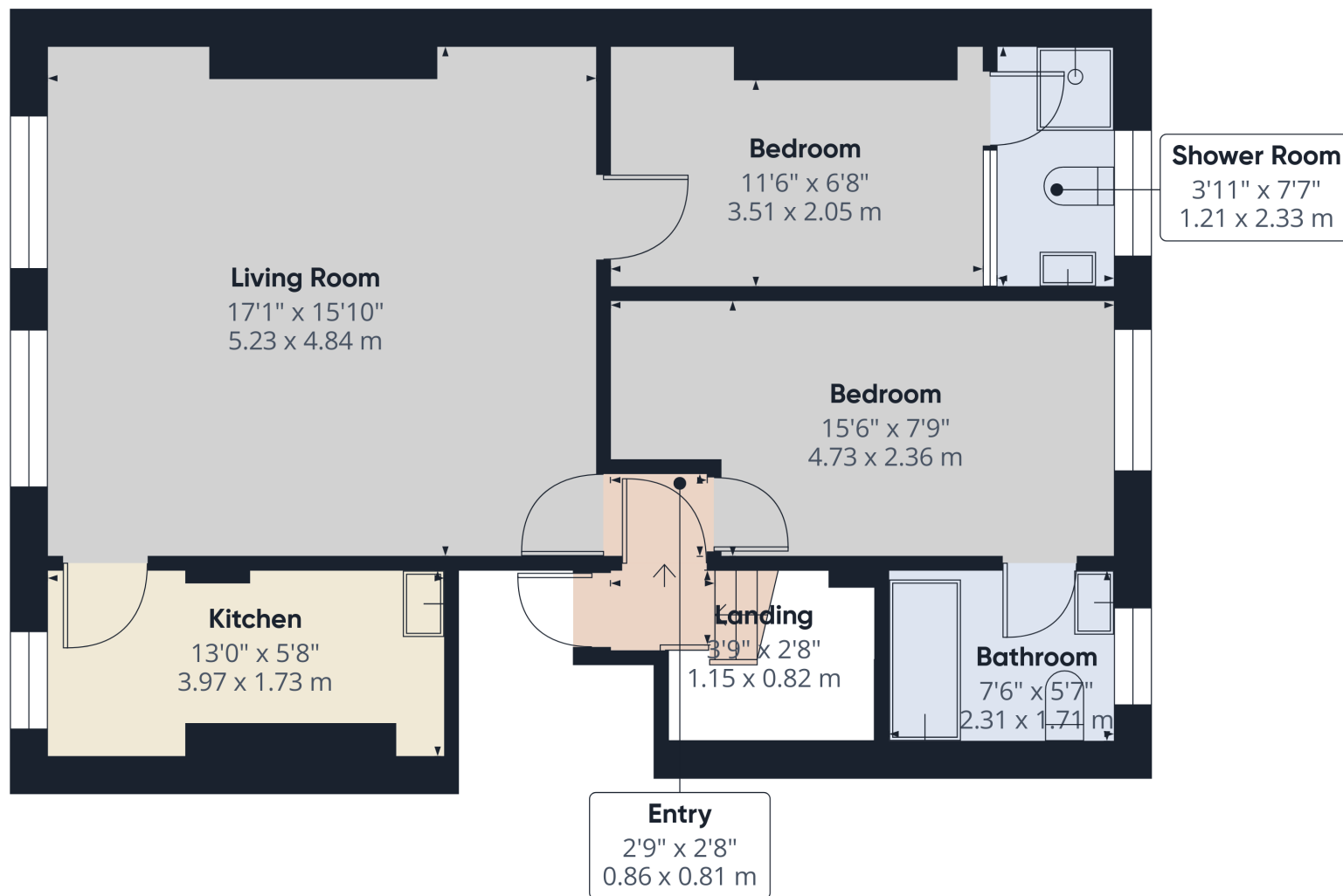


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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>

631 ft<sup>2</sup>  
58.6 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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