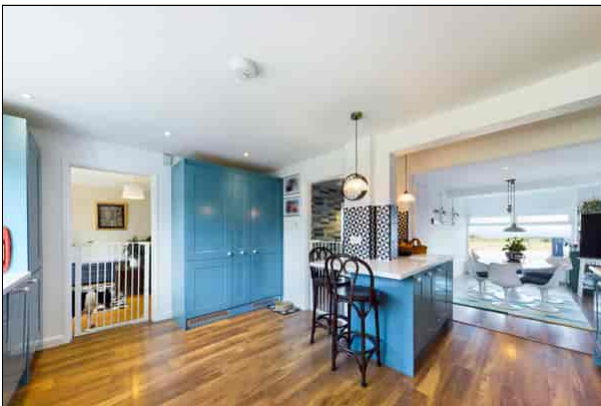


Terence Painter

ESTATE AGENTS



- Detached Sea Front Residence
- Stunning Sea views From All Front Facing Rooms
- Three Bedrooms
- 33'7" Living Room with Log Burner Fireplace
- Master Bedroom Suite with En-suite & Dressing Room
- 70'6" Landscaped South Facing Rear Garden
- Open Plan Kitchen/Diner
- Utility & Ground Floor Shower Room/W.C
- Beautifully Presented & Spacious Accommodation
- Located within Yards of Botany Bay
- Large Driveway and Garage
- Observatory/Home Office
- Well Appointed Kitchen with Appliances
- Modern Family Bathroom

Sea Point, Marine Drive, Kingsgate, Broadstairs, Kent. CT10 3LU.

Freehold £925,000

BEAUTIFULLY APPOINTED DETACHED SEA FRONT RESIDENCE OFFERING SPACIOUS AND STYLISH LIVING ACCOMMODATION AS WELL AS UNINTERRUPTED BREATH-TAKING PANORAMIC SEA VIEWS

This is a rare and exciting opportunity to acquire this stunning detached seafront residence located in arguably one of Kingsgate's most highly regarded sea front roads. This property is a true merit to the current vendors who, over the years have thoughtfully remodelled and refurbished it to a most impressive standard.

This home could not be better positioned for easy access to the picturesque Botany Bay beach, extensive cliff-top promenade walks, pubs and restaurants. The quaint high street of Broadstairs is approximately two miles distant and 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 an entrance porch, welcoming entrance hall, 33'7" double aspect living room which features bi-folding doors out to the garden and delightful sea views to the front, well appointed L shaped kitchen/diner with a wide range of integrated appliances and sea views to the front, utility room and a shower room/w.c.

On the first floor there is an observatory/home office with stunning sea views, modern family bathroom and three double bedrooms with the master bedroom featuring a dressing room and a stylish en-suite bathroom.

Externally this home continues to impress with a beautifully maintained south facing rear garden and a landscaped front garden which features a large paved driveway offering ample off street parking and access to the garage.

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

Entrance

Access into the property is via a composite front door with a port hole style window.

Entrance Porch

There is a window to the front of the property, built in cloak cupboards, oak engineered flooring and a glazed door to the entrance hall.

Entrance Hall

There are carpeted stairs to the first floor, radiator, under stairs cupboard and doors leading off to the living room and kitchen/diner.

Living Room

10.23m x 3.75m (33' 7" x 12' 4") This generous size bright and airy room features a large double glazed window to the front of the property which offers stunning sea views, double glazed window to the side and bi-folding doors to the rear which provides direct access out to the garden. There is a door to the kitchen/diner, feature cast iron log burner with a slate hearth, media points, radiators and oak engineered flooring.

Open Plan Kitchen/Diner

Kitchen Area

4.53m x 4.37m (14' 10" x 14' 4") There is a double glazed window to the rear which enjoys views over the garden and a door to the utility room. The kitchen comprises a matching range of blue shaker style wall, base and drawer units with an integrated electric oven/grill, microwave, dishwasher, two full height fridge's and a ceramic hob with an extractor hood over. There is a complementing breakfast bar area, pull out larder cupboard, Corian style work tops with complementing double sink and drainer unit, tiled splash back, down lights and laminate wood effect flooring. This room is open to the dining room.

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Dining Area

5.23m x 2.47m (17' 2" x 8' 1") This room leads off the kitchen and features a large double glazed window to the front of the property which offers stunning sea views, laminate wood effect flooring with under floor heating, down lights and a pendant light.

Utility Room

2.89m x 2.32m (9' 6" x 7' 7") There is a double glazed window and door to the rear which provides access to the garden, door to the shower room/w.c. space and plumbing for a washing machine and vinyl flooring.

Shower Room/W.C

2.33m x 1.65m max (7' 8" x 5' 5" max) There is a frosted double glazed window to the side of the property, fully tiled double shower cubicle with a fitted rain style shower head with a hand shower attachment, low level w.c wash hand basin, extractor, down lights and vinyl flooring.

First Floor

Landing

There is a built in cupboard which houses the hot water cylinder, carpet flooring, doors leading off to the bedrooms and bathroom and an open double doorway which provides stunning elevated sea views and access to the observatory/home office.

Observatory/Home Office

4.83m x 1.86m (15' 10" x 6' 1") This room offers uninterrupted panoramic elevated sea views and features sliding double glazed windows to the front, fixed double glazed window to the side and carpet flooring.

Master Bedroom

7.51m x 3.80m (24' 8" x 12' 6") These measurements incorporate the dressing room. This great size room features a large double glazed window to the front of the property with elevated panoramic sea views, radiator and carpet flooring. This room is open to the dressing room.

Dressing Room

There is an extensive range of fitted wardrobes and storage, carpet flooring and a door to the en-suite bathroom.

En-suite Bathroom

2.73m x 2.25m (8' 11" x 7' 5") There is a double glazed window to the rear of the property, panelled bath with a fitted rain style shower head with a hand shower attachment, low level w.c wash hand basin inset to a vanity unit with an illuminated mirror over, extractor, down lights, vinyl flooring and an open doorway to a w.c which has a frosted double glazed window to the side of the property and a ladder style towel radiator.

Bedroom Two

3.35m x 2.38m (11' 0" x 7' 10") This room features a double glazed window to the rear, radiator, built in wardrobe and carpet flooring.

Bedroom Three

3.62m x 2.47m (11' 11" x 8' 1") There is an internal double glazed window to the front of the property that offers sea views via the observatory/home office, built in wardrobe, radiator and carpet flooring.

Family Bathroom

2.09m x 2.09m (6' 10" x 6' 10") There is a frosted double glazed window to the rear of the property, panelled bath with a fitted rain style shower head with a hand shower attachment, low level w.c, wash hand basin, extractor, down lights and laminate wood effect flooring.

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Exterior

Rear Garden

21.50m x 11.83m (70' 6" x 38' 10") This beautifully kept garden features a large raised composite decked terrace area immediately to the property which steps down to a mainly lawned garden with well stocked shaped flower beds to both sides. To the rear of the garden is a further paved seating area, timber shed and produce garden area. There is a large timber shed located on the decking, hose point, outside lighting and a side access gate.

Front Garden

This area has been landscaped with a sea side theme with a large shingled area. There is a side access gate and a large block paved driveway which provides ample off street parking and access to the garage.

Garage

This is an integral garage with an electrically operated door and light.

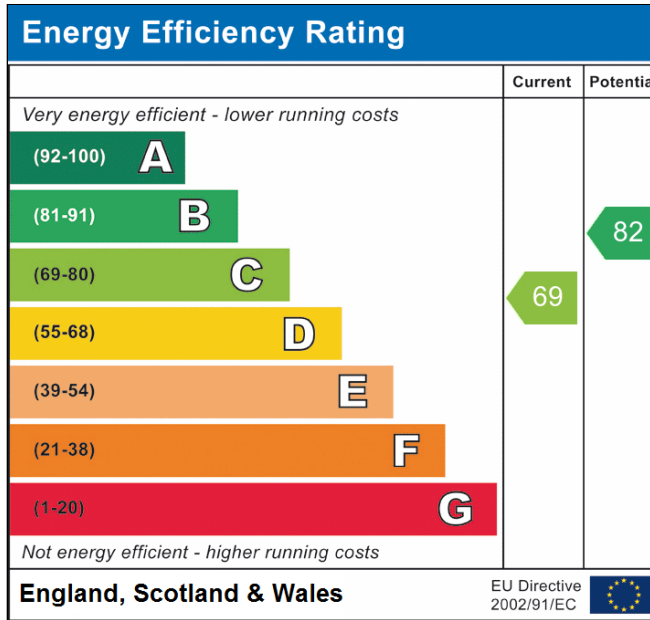
Council Tax - Band F

EPC - Rating TBC



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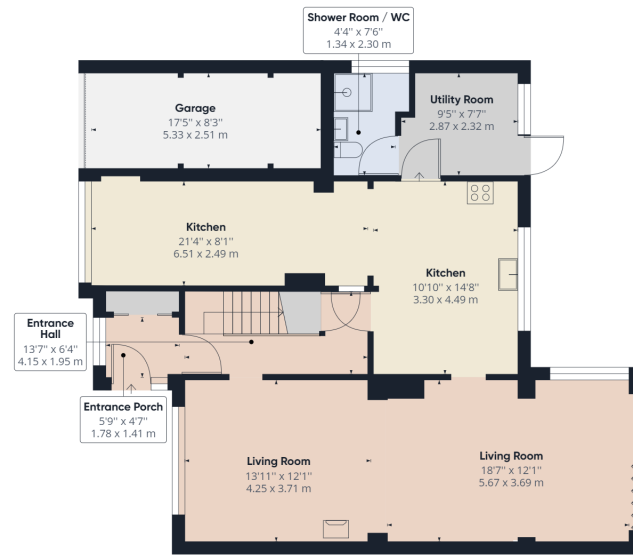


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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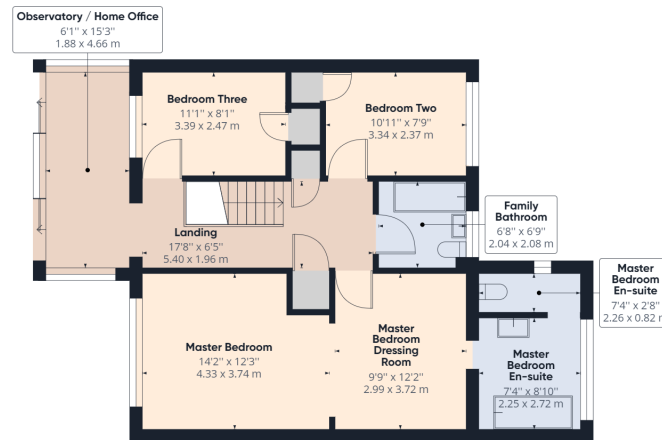


Ground Floor Building 1

Approximate total area⁽¹⁾

1986.94 ft²

184.59 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

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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