



Terence Painter

ESTATE AGENTS

- Two Bedroom Apartment
- Prestigious Development
- No Forward Chain
- Beautiful & Spacious Accommodation
- Lift & Stairs To All Floors
- En-Suite Shower Rooms To Both Bedrooms
- Cloakroom/W.C
- 22'8" Living Room
- Private Garage & Ample Residents & Visitors Parking
- Well Appointed Kitchen



Flat 4 St Stephens Manor, North Foreland Road, Broadstairs, Kent. CT103FA.

Share of Freehold £395,000

LUXURY TWO BEDROOM APARTMENT IN THE PRESTIGIOUS ST STEPHENS MANOR!

This superb first floor apartment is situated in the exclusive St Stephens Manor, a Georgian Grade II listed mansion house, set in its own beautiful private grounds. Built around 1790, this residence has been extended over the years with the addition of the north and south wings early in the 19th century. Located in one of Broadstairs' most desirable locations on North Foreland Road within close proximity to the prestigious North Foreland Golf Club and the picturesque sandy beach at Stone Bay. Broadstairs High Street with its wide range of local shops, restaurants, cafe's and main line railway is also conveniently located within a mile of the development.

This wonderful home benefits from a welcoming entrance hall, 22'8" living room, well appointed kitchen, cloakroom/w.c and two impressive double bedrooms which both benefit from en-suite shower rooms.

Other features of this home include a private garage with light and power, well maintained communal areas and gardens, lift to all floors and no forward chain so call Terence Painter Estate agents now on 01843 866 866 to arrange yOur viewing.

Ground Floor

Entrance

There is a tree lined driveway leading to St Stephens Manor with residents and visitors parking. Door to main communal front entrance with video entry system leading to;

Communal Reception Area

Coved ceilings. Dado rail. Feature fireplace with ornate surround. Wall lighting. Carpet flooring. Glazed panelled door to communal hall.

Communal Entrance Hall

Lift to all floors. Storage area housing meters. Stairs to all floors.

First Floor

Apartment Entrance

Hardwood front door to

Entrance Hall

5.84m x 1.11m (19' 2" x 3' 8") There is a wall mounted telephone for the entry system, fitted shelving and storage unit, radiator dado rail, high level skirting boards, carpet flooring and doors leading off to the living room, cloakroom/w.c, kitchen and bedrooms.

Living Room

6.90m x 4.84m (22' 8" x 15' 11") This impressive size room feature three sash windows to the front of the property, feature fireplace with fitted shelving to both sides, media points, radiators, high level skirting boards, dado rails and carpet flooring.

Kitchen

6.79m x 2.36m max (22' 3" x 7' 9" max) There are two sash windows to the rear of the property, range of fitted wooden shaker style wall, base and drawer units with an integrated fridge/freezer, electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine and dishwasher, sink unit with mixer tap inset to laminate worktops, localised wall tiling, wall mounted combination boiler, spot lights and vinyl flooring.

Cloakroom/W.C

1.67m x 1.44m (5' 6" x 4' 9") There is a low level w.c, pedestal was hand basin, radiator, high level skirting boards, spot lights, extractor and carpet flooring.

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Bedroom One

5.25m x 4.65m narrowing to 3.14m (17' 3" x 15' 3" narrowing to 10'4") This is a double aspect room with sash windows to the front and side of the property, There is a built in wardrobe/storage cupboard, high level skirting boards, radiator, media points, carpet flooring and a door to the en-suite shower room.

Bedroom One En-Suite Shower Room

2.19m x 1.40m (7' 2" x 4' 7") There is a fully tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, w.c, pedestal wash hand basin with an illuminated mirror over, towel radiator, extractor, tiled walls, spot lights, tiled walls and flooring.

Bedroom Two

4.43m x 3.02m (14' 6" x 9' 11") There is a sash window to the side of the property, fitted wardrobes, high level skirting boards, television point, carpet flooring and a door to the en-suite shower room.

Bedroom Two En-Suite Shower Room

3.54m x 1.20m (11' 7" x 3' 11") There are two frosted windows to the rear of the property and a frosted window to the side. This room features a fully tiled shower cubicle, low level w.c, pedestal wash hand basin, radiator, part tiled walls, extractor, down lights and vinyl flooring.

Exterior

Garage & Parking

5.51m x 2.75m (18' 1" x 9' 0") Single garage en-bloc with electronic remote control door, roof storage area, power and lighting. There is ample residents and visitors parking to the front of the main building..

Council Tax

The council tax band is E.

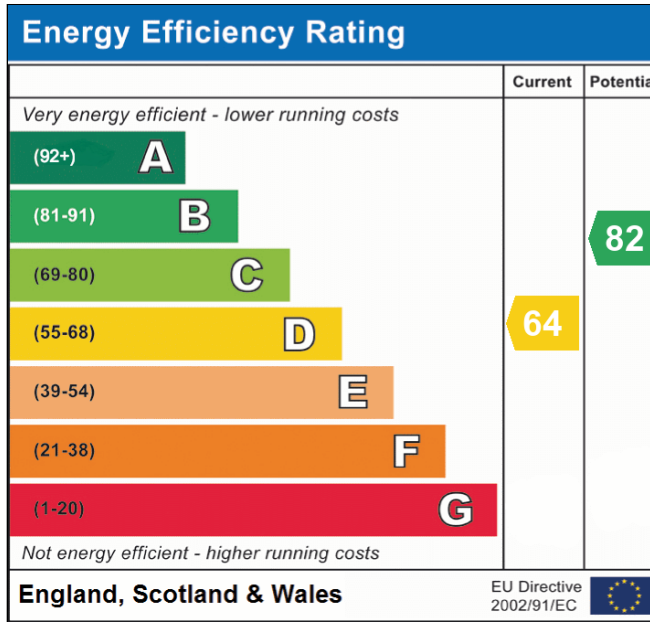
Agents Note

- This property is being sold with a share of the freehold and the remainder of a 999 year lease.
- The annual maintenance fee is approximately £1880.
- Please note that pets and holiday letting are not permitted.
- You can rent the properties out on assured shorthold tenancy agreements.



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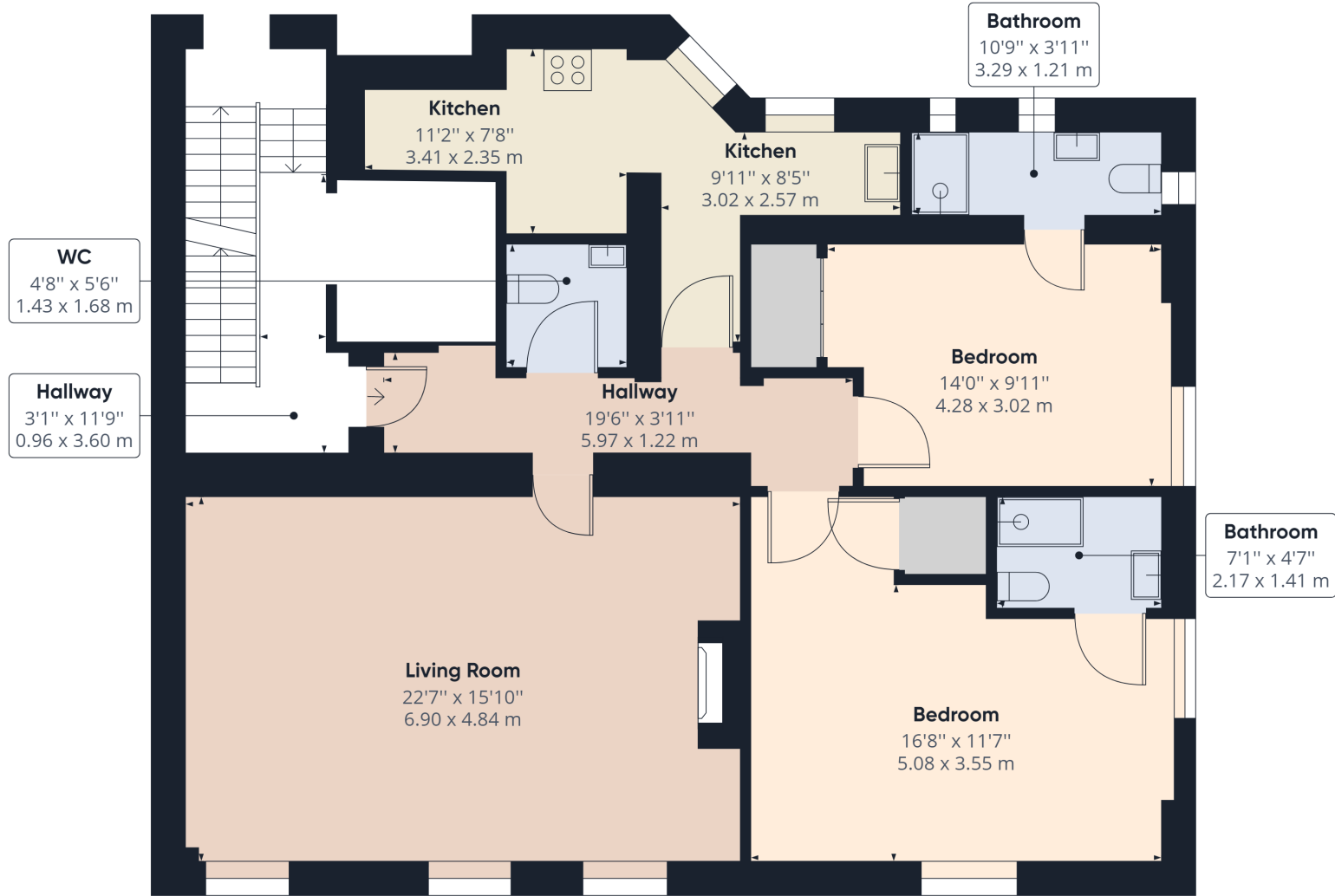


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾
1051.62 ft²
97.70 m²

(1) Excluding balconies and terraces

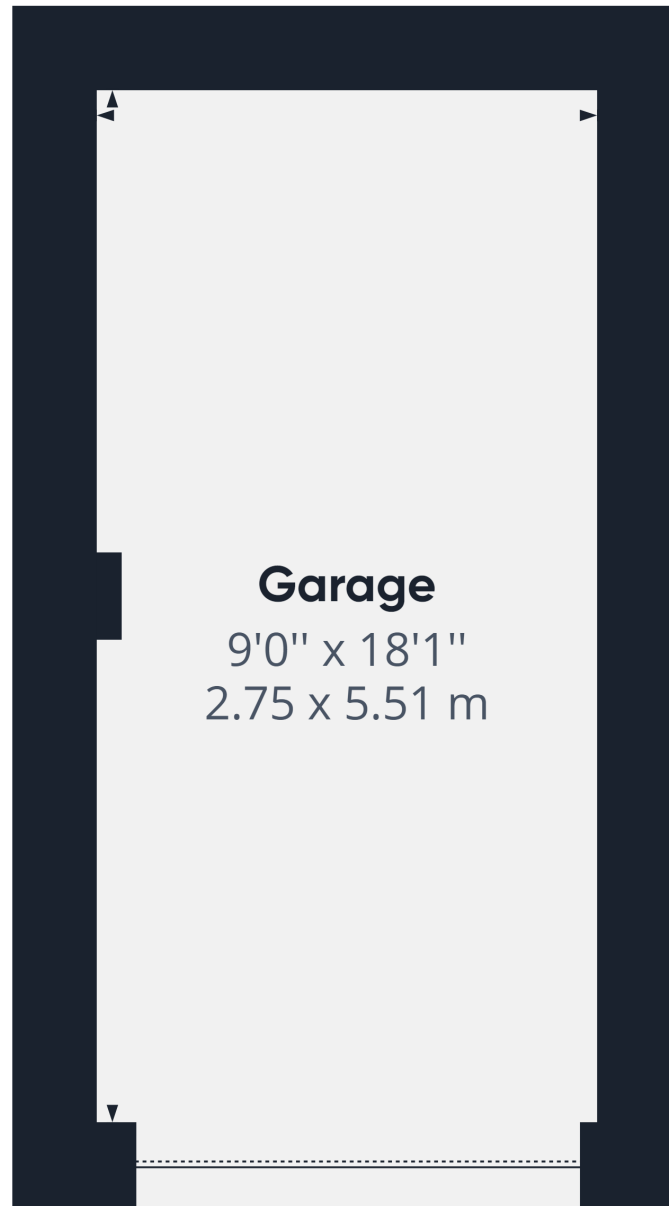
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1

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Ground Floor

Approximate total area⁽¹⁾

163.78 ft²

15.22 m²

(1) Excluding balconies and terraces

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