



# Terence Painter

ESTATE AGENTS

- Extended Family Home
- Four Double Bedrooms
- 1920's Character Features
- Stunning Principal Bedroom Suite
- Two Bathrooms
- 60ft South-Easterly Garden
- Two Reception Rooms
- Kitchen/Dining/Family Room
- Garage & Off Street Parking
- Distant Sea Views
- Cloakroom/W.C.



27 Rosemary Avenue, Broadstairs, Kent. CT102ES.

Freehold £575,000

## AN EXTENDED FOUR BEDROOM 1920's PERIOD SEMI-DETACHED FAMILY HOUSE WITH CHARACTER FEATURES AND A SOUTH-EASTERLY REAR GARDEN

This delightful four bedroom home has been extended and much improved by the current owners, who have made it their wonderful and comfortable family home for over twenty years. The property retains many of its original character features whilst offering practical family living. On the ground floor you'll find a welcoming entrance hall, two good sized reception rooms and a cosy family room leading into the kitchen/diner with adjoining cloakroom/w.c.

At first floor level are three good sized double bedrooms and a family bathroom. On the second floor an impressive principal bedroom suite has been created with a feature Velux balcony providing stunning roof top and distant sea views. This bedroom features a range of custom made fitted storage and an adjoining en-suite shower room/w.c. Externally the property features a south-easterly rear garden with lawned, decking and child's play areas, a garage and off-street parking.

A good selection of schools are located within easy reach and the town's railway station, shops, restaurants, bars & glorious sandy beaches are all to be found within three-quarters of a mile.

Call the Agents Terence Painter on 01843 866 866 to book your viewing appointment.

### Ground Floor

#### Entrance

Entrance via wooden front door with feature leaded light and coloured glass circular window.

#### Entrance Hall

Double glazed leaded light window with fitted window seat under. Engineered oak wood flooring. Radiator with cover. Picture rail. Understairs storage cupboard. Doors leading to lounge, second reception room and breakfast room. Stairs leading to first & second floors.

#### Front Lounge

4.26m into bay x 3.92m max (14' 0" x 12' 10") Double glazed leaded light crittall style bay window to front inset to hardwood surrounds. Engineered oak wood flooring. Feature fireplace with living flame gas fire and hearth. Fitted shelves to alcove. Picture rail. Wall lamp points. Radiator.

#### Dining Room/Rear Lounge

4.14m x 3.68m (13' 7" x 12' 1") The owners currently use this room as a rear lounge. Rear bay with double glazed French doors and side light windows leading to the rear garden. Feature hardwood and tiled fire surround with tiled hearth. Engineered oak wood flooring. Fitted shelves and storage to alcove. Picture rail and ornamental beams to ceiling. Two wall lamp points. Radiator.

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### **Family Room**

3.38m x 2.41m (11' 1" x 7' 11") Feature fitted dresser unit. Engineered oak flooring. Recessed fireplace with tiled hearth. Coving to ceiling. Double glazed window and door to side. Serving hatch to dining room. Built-in larder storage cupboard. Open to kitchen.

### **Kitchen/diner**

3.91m x 3m (12' 10" x 9' 10") Double glazed window overlooking the rear garden. Fitted with a good range of wall and base units with cream shaker style doors incorporating integrated washing machine, stainless steel electric oven and five burner gas hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge-freezer. Cupboard housing gas fired boiler. Tiled floor. Combination of inset ceiling and pendant lighting. Double glazed door leading to rear garden. Door to:

### **Inner Lobby**

With tiled flooring, coat storage, coved ceiling with inset light. Door to:

### **Cloakroom/W.C.**

Fitted with low level W.C. and wash hand basin. Double glazed window to side. Coved ceiling with inset lighting. Tiled floor.

### **First Floor Landing**

With double glazed window to side. Doors to the family bathroom and three bedrooms. Stairs leading to the second floor.

### **Family Bathroom**

With double glazed leaded light crittall style windows to the front and side. Fitted with suite comprising panelled bath with electric shower and screen over. Pedestal wash hand basin and low level W.C. Walls fully tiled over bath with remainder to half wall height. Extractor. Radiator.

### **Bedroom One**

4.23m into bay x 3.57m (13' 11" x 11' 9") Double glazed leaded light crittall style bay window inset to hard wood frames to front. Feature ornamental fire surround with tiled hearth. Built-in storage cupboard to alcove. Radiator. Picture rail. Coving to ceiling and picture rail. Fitted carpet.

### **Bedroom Two**

4.21m x 2.65m (13' 10" x 8' 8") Double glazed window to rear. Fitted storage cupboard to alcove. Coved ceiling and picture rail. Ornamental tiled fireplace. Radiator. Fitted carpet.

### **Bedroom Three**

3.29m x 3.11m (10' 10" x 10' 2") Double glazed window to rear. Fitted corner storage cupboard. Coved ceiling and picture rail. Ornamental cast iron fireplace with tiled hearth. Radiator. Fitted carpet.

### **Second Floor**

#### **Second Floor Landing**

Double glazed window to side. Door to:

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### Principal Bedroom

4.47m x 4.35m narrowing to 2.69m (14' 8" x 14' 3" to 8' 10") Feature principal bedroom suite with Velux roof light window to the front and three Velux windows to the rear with distant sea views. The central rear window opens out to form a feature balcony. Range of custom fitted storage units incorporating hanging space and dressing table. Walk-in airing and storage cupboard housing hot water cylinder. Feature beams to ceiling and inset ceiling lights. Hatch to loft storage. Door to:

### En-Suite

With Velux roof light window to front. Tiling to walls and floor. Shower cubicle, pedestal wash hand basin and low level W.C. Access to eaves storage. Ladder-style towel rail radiator. Inset ceiling lights.

### Exterior

#### Rear Garden

Approximately 60ft x 30ft (18m x 9m) Sunny south-easterly garden laid predominantly to lawn with raised planted borders and mature shrubs. There is a large raised decking area with pergola over adjacent to the house and a further feature decking area with pergola at the end of the garden. There is also a child's play area with bark ground cover. Patio area with outside tap. There are garden lights and outdoor power outlets. A side pathway leads to a personal door providing rear access to the garage.

### Garage

4.54m x 2.40m (14' 11" x 7' 10") With double doors to the front and personal door leading to the rear garden. Power and lighting.

### Front Garden

Walled garden with mature shrubs. Predominantly block paved providing off-street parking for two vehicles. Access to garage.

### Council Tax Band C

### EPC Rating Band \*



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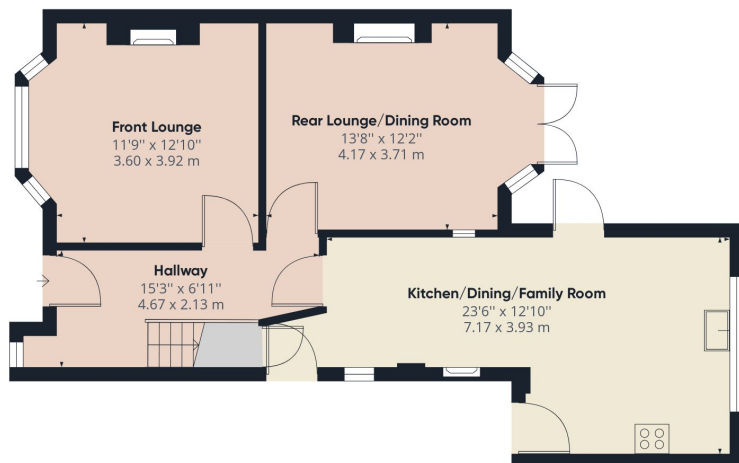
Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

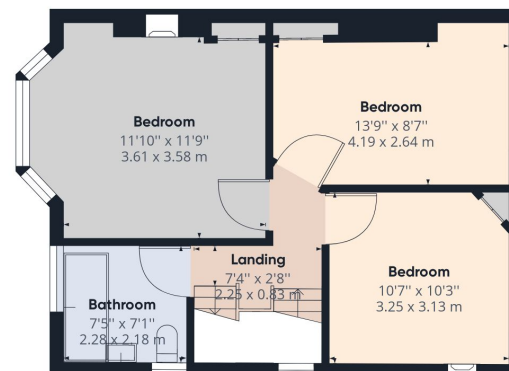
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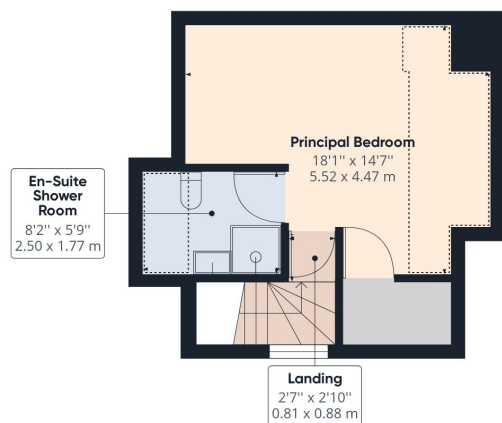




Ground Floor



Floor 1



Floor 2

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

1501.01 ft<sup>2</sup>  
139.45 m<sup>2</sup>

Reduced headroom

75.26 ft<sup>2</sup>  
6.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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