

Terence Painter

ESTATE AGENTS



- Three Bedroom Detached House
- Self Contained One Bedroom Annex
- Prestigious North Foreland Location
- Master Bedroom with En suite & Balcony with Lighthouse Views
- Light House views
- 20'11" Lounge
- Large Conservatory
- Landscaped Rear Garden
- Large In & Out Driveway
- 16' Kitchen / Diner
- Utility Room & Dining Room



40 North Foreland Road, Broadstairs, Kent. CT10 3NN.

Freehold £759,995

IMPRESSIVE DETACHED COASTAL FAMILY RESIDENCE WITH SELF CONTAINED ONE BEDROOM ANNEX IN AN IDYLIC LOCATION WITH STUNNING LIGHT HOUSE VIEWS.

Offered to the market is this well proportioned family residence located on North Foreland Road; regarded as one of the most exclusive coastal residential areas in Broadstairs. The property is within easy access of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is approximately one mile 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.

This unique home offers spacious and versatile accommodation with the main house featuring a large entrance porch, welcoming entrance hall, cloakroom/w.c, 16' kitchen/diner, utility room, dining room, lounge with open fireplace and a large L shaped conservatory. On the first floor there is a large very well appointed family bathroom and three impressive double bedrooms with the principal bedroom boasting an en-suite shower room, fitted furniture and a balcony offering stunning elevated lighthouse views which can also be enjoyed from bedroom two and the landing.

The self contained annex is a fantastic feature of this home which the current vendors have rented out as a holiday let and longer term let. The annex boasts a private front door, 18' open plan kitchen/living room, large 17'5" bedroom and a modern well appointed bathroom.

Externally this home continues to impress with a 71'6" wide landscaped rear garden and a large in and out driveway which offers ample off street parking.

This property is available to view by appointment only so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

Ground Floor - Main House

Entrance

Access into the property is via a solid wooden gothic style door to the entrance porch.

Entrance Porch

2.97m x 1.52m (9' 9" x 5' 0") There is a door to the utility room and a glazed door to the entrance hall.

Entrance Hall

2.56m x 2.55m (8' 5" x 8' 4") This room features stairs to the first floor, under stairs cupboard, window through to the dining room, radiator, laminate wood effect flooring and doors leading off to the lounge, cloakroom/w.c and kitchen/diner.

Cloakroom/W.C

There is a low level w.c, wash hand basin, tiled walls and flooring.

Kitchen/Diner

4.88m x 3.16m (16' 0" x 10' 4") This well defined room features a double glazed window to the rear which enjoys views over the garden and doors leading off to the dining room, utility room and annex entrance lobby. There is also a window into the annex lobby. The kitchen comprises a range of white high gloss wall, base and drawer units with an integrated electric oven/grill, dishwasher and four burner gas hob with an extractor hood over. There is a breakfast bar area, down lights and tiled flooring

Utility Room

2.68m x 2.31m (8' 10" x 7' 7") There is a double glazed window to the front of the property, door to the entrance porch, fitted wall and base units with space and plumbing for a washing machine, stainless steel sink unit inset to roll top worksurfaces, tiled flooring and a radiator.

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Dining Room

3.23m x 2.97m (10' 7" x 9' 9") There are double glazed windows to the rear of the property which enjoy views over the garden and have fitted shutter style blinds, radiator, laminate wood effect flooring, wall lights and an open archway through to the lounge.

Lounge

6.37m x 3.62m (20' 11" x 11' 11") This room features a double glazed bay window to the front of the property and double glazed French doors to the rear which provides access to the conservatory.

There is a feature open fireplace with a marble surround, wall lights, media points, radiators and laminate wood effect flooring.

Garden Room

6.43m narrowing to 2.32 x 5.98m narrowing to 2.82 (21' 1" narrowing to 7'33" x 19' 7" narrowing to 9'25") This is an L shaped room featuring double glazed French doors to the garden, feature exposed brick wall, television point, wall lights and tiled flooring.

Main House - First Floor

Landing

3.47m x 2.57m (11' 5" x 8' 5") There is a double glazed window to the front of the property with views of the lighthouse, radiator and carpet flooring.

Principal Bedroom

3.89m x 3.58m (12' 9" x 11' 9") Measurements include an extensive range of fitted wardrobes. This room features double glazed French doors to the front of the property which provide access to the balcony. There is a door to the en-suite shower room, media points, radiator and carpet flooring.

Balcony

2.64m x 1.49m (8' 8" x 4' 11") There is decked flooring and stunning elevated views of the lighthouse.

En-Suite Shower Room

3.62m x 1.78m (11' 11" x 5' 10") There is a frosted double glazed window to the rear of the property, large walk in shower cubicle with a fitted rain style shower head, low level w.c, pedestal wash hand basin with a fitted illuminated mirror over, chrome ladder style radiator, extractor, down lights and fully tiled walls and flooring.

Bedroom Two

3.30m x 2.54m (10' 10" x 8' 4") There is a double glazed window to the front of the property with stunning elevated views of the lighthouse, television point, radiator and carpet flooring.

Bedroom Three

3.11m x 2.68m (10' 2" x 8' 10") This room features a double glazed window to the rear of the property, door to the annex, radiator, television point and carpet flooring.

Bathroom

3.07m x 3.00m (10' 1" x 9' 10") There is a frosted double glazed window to the rear of the property, free standing bath with chrome mixer tap and hand shower, low level w.c, large walk in shower cubicle, double wash hand basins with fitted mirror over, chrome ladder style radiator, down lights, loft hatch, part tiled walls and tiled flooring.

The Annex - Ground Floor

Entrance

The annex is accessed via a separate gothic style wooden front door which leads into a link area with doors to the main house, rear garden and annex.

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Open Plan Kitchen/Living Room

5.49m x 3.77m (18' 0" x 12' 4") This well defined double aspect room features double glazed windows to the front and rear of the property. The kitchen comprises a range of fitted wall, base and drawer units with a built in electric oven and gas hob with an extractor hood over. There is space for a fridge, stainless steel sink unit inset to roll top worksurfaces, localised tiling and an under stairs cupboard which houses the washing machine.

Bedroom

5.32m narrowing to 2.96 x 5.23m narrowing to 2.88 (17' 5" narrowing to 9'8" x 17' 2" narrowing to 9'44") There is a double glazed window to the rear of the property and a double glazed window to the front with direct views of the lighthouse. This room can also be accessed via a door leading from bedroom three in the main house. There is a radiator and carpet flooring.

Bathroom

2.23m x 2.15m (7' 4" x 7' 1") There is a frosted double glazed window to the rear of the property, panelled bath, wash hand basin, low level w.c, chrome towel radiator, tiled walls and vinyl flooring.

Exterior

Rear Garden

21.80m x 10.30m (71' 6" x 33' 10") This well maintained garden features a large paved patio area with the remainder being laid to lawn. There is a timber built summer house with decked terrace and a wide range of mature trees, hedges and shrubs.

In and Out Driveway

There is a large in and out driveway to the front of the property which offers ample off street parking.

Council Tax Band

The council tax band is F.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	77
England, Scotland & Wales	EU Directive 2002/91/EC	



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⁾

1287.28 ft²

119.59 m²

(1) Excluding balconies and terraces

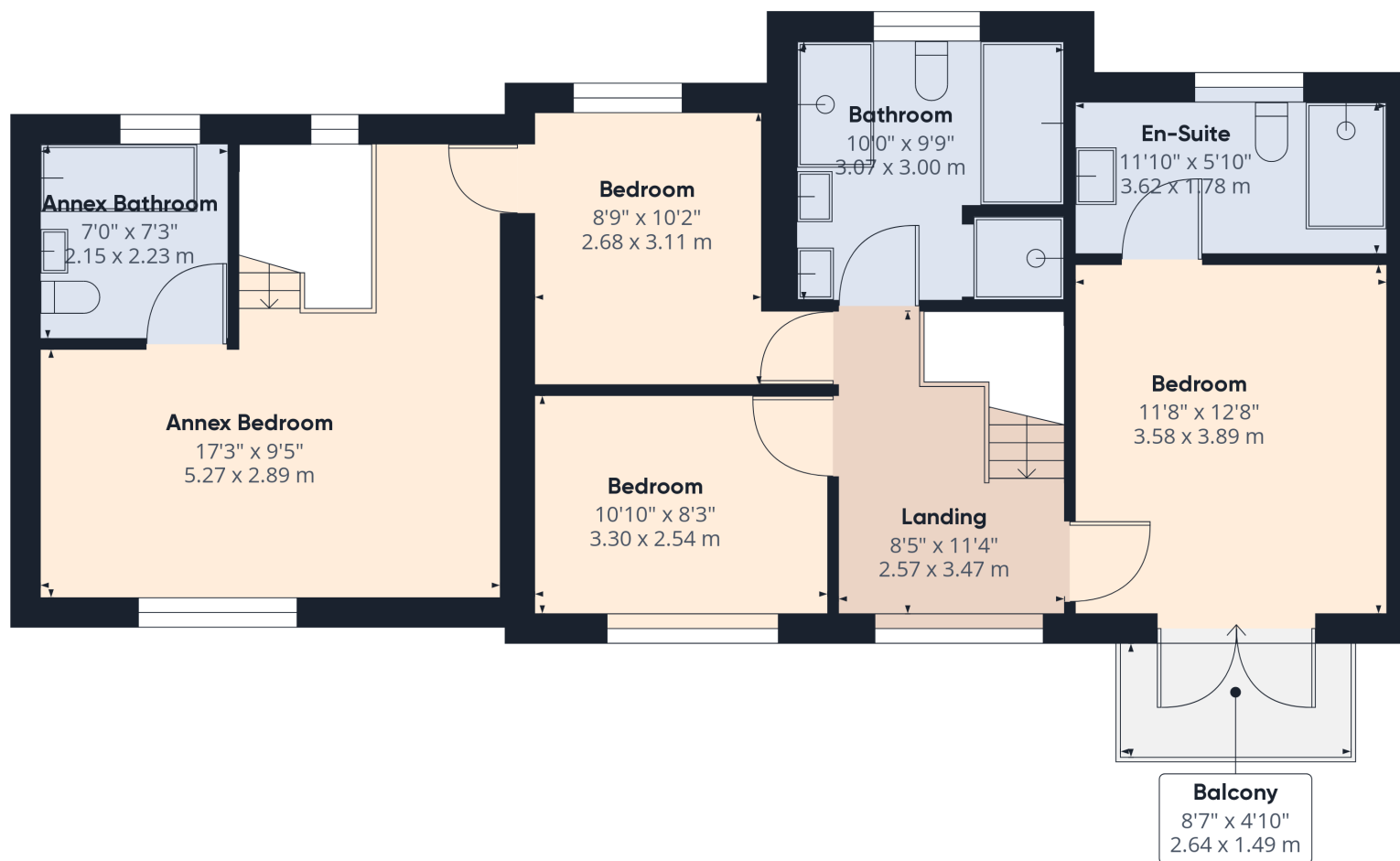
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor

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Floor 1

Approximate total area⁽¹⁾

851.6 ft²

79.12 m²

(1) Excluding balconies and terraces

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