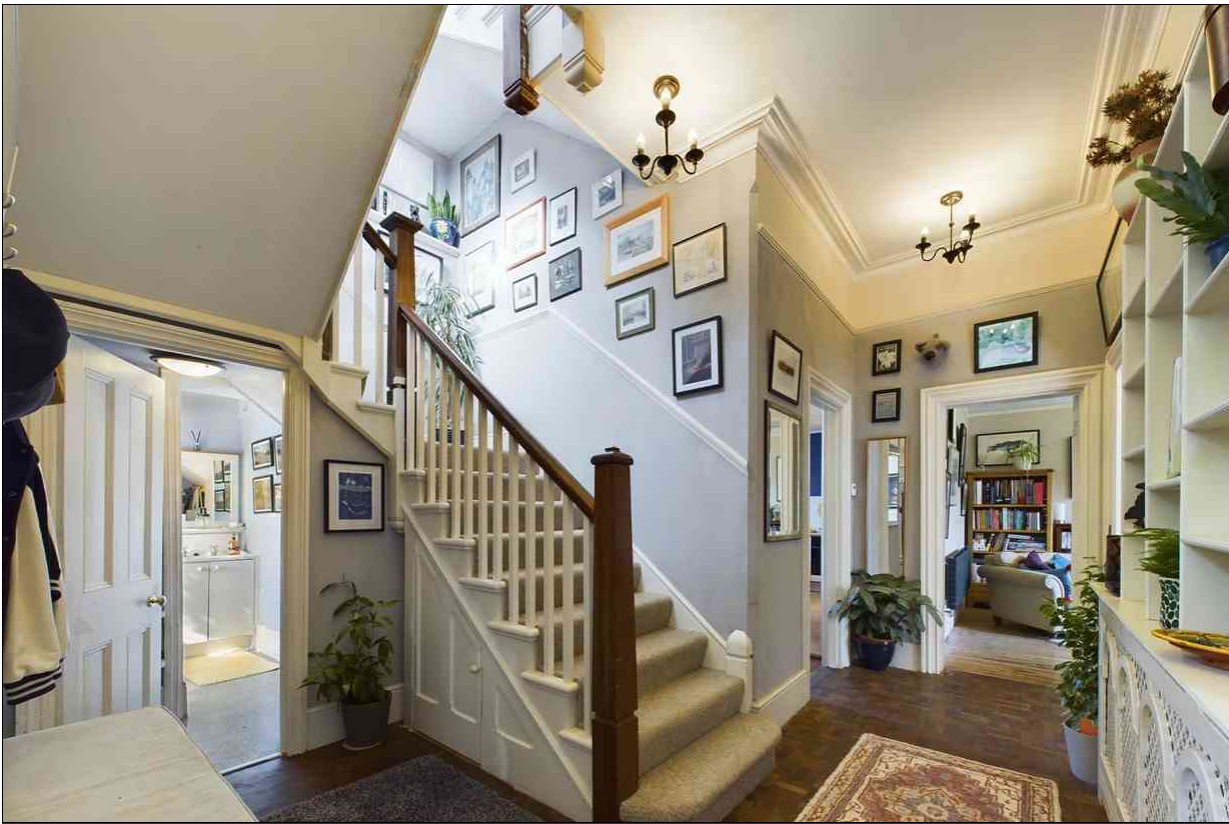


Terence Painter

ESTATE AGENTS



- Detached Period Family Home
- Five Double Bedrooms
- Central Broadstairs Location
- Accommodation Arranged Over Three Floors
- No Forward Chain
- Located Close To The High Street, Beach, Schools & Transport Links
- Many Original Features
- Wrap-Around Gardens
- Lounge & Dining Room
- Kitchen/Breakfast Room & Utility Room
- Potential For Off Street Parking (Subject to Obtaining Consent)



Elmhurst 29 St Peters Park Road, Broadstairs, Kent. CT10 2BG.

Freehold £700,000

DETACHED PERIOD FAMILY HOME LOCATED IN THE HEART OF BROADSTAIRS, IS BEING OFFERED WITH NO FORWARD CHAIN!

This attractive detached period family residence sits proud on a large corner plot perfectly located for family life, within easy reach of the town's amenities including its stunning sandy beaches, excellent schools and train station. The library, GP surgery, vet, children's playground and skate park plus shops are just a two-minute walk away.

The spacious accommodation of this property is arranged over three floors and measures in excess of 2065sqft and boasts many of the original features you would hope to see in a property like this such as impressive high ceilings with ornate coving, original sash windows, fireplaces, parquet flooring and much, much more.

The accommodation includes an entrance porch with mosaic tiled flooring, large and welcoming entrance hall with an impressive staircase and parquet flooring, double aspect lounge, dining room with a cast iron fireplace, Kitchen/breakfast room, utility room with pantry cupboard, downstairs cloakroom/w.c. and a utility room which is accessed via an external door.

On the first and second floors are five wonderfully proportioned bedrooms with most featuring vanity units, the family bathroom, separate w.c and a well appointed modern family shower room.

Externally this home continues to impress with well maintained generous size mature gardens which wrap around this home and feature a summer house, chicken run and a large timber built shed/workshop with light and power.

Though the current vendors haven't had the need for off street parking, subject to obtaining the necessary consent, it may be possible to create a driveway leading off Walmsley Road.

Viewings are highly recommended to really appreciate all this fabulous family home has to offer so please call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a part triple glazed stained glass wooden door to the entrance porch.

Entrance Porch

1.86m x 1.68m (6' 1" x 5' 6") There are glazed wooden French doors to the entrance hall, mosaic tiled flooring and a obscure window to the rear of the property.

Entrance Hall

4.42m x 3.25m (14' 6" x 10' 8") This is a welcoming entrance hall with an impressive staircase to the first floor, under stairs storage cupboard, parquet wooden flooring, radiator with wooden surround and fitted shelving over.

There are high level skirting boards, picture rail, ornate coving and doors leading off to all rooms.

Lounge

4.68m x 4.40m (15' 4" x 14' 5") This bright and airy double aspect room boasts a large bay window to the front of the property with stained glass detail and a sash window to the side. There is a feature electric fireplace with wooden surround, parquet wooden flooring, high level skirting boards, picture rail, ornate coving, radiator and media points.

Dining Room

4.88m x 3.76m (16' 0" x 12' 4") There are two large sash windows to the front of the property, tiled fireplace with complementing hearth and wooden surround, high level skirting boards, picture rail, ornate coving, radiator and wooden floorboards.

Utility Room

2.70m x 1.83m (8' 10" x 6' 0") There is a triple glazed leaded glazed wooden door with side light to the garden, fitted unit with space and plumbing for a dishwasher, fitted storage cupboard, larder cupboard, picture rail and quarry tiled flooring.

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Kitchen/Breakfast Room

3.74m x 3.02m (12' 3" x 9' 11") There are two windows to the rear of the property which enjoy views over the garden, range of shaker style base and drawer units with an integrated electric oven/grill and five burner gas hob. There is a sink unit inset to wooden worktops, space for an American style fridge/freezer, radiator, picture rail, downlights, skirting boards, laminate wooden flooring and ample space for a dining table and chairs.

Cloakroom/W.C

2.74m x 1.37m (9' 0" x 4' 6") There is a sash window to the side of the property, low level w.c, wash hand basin inset to a vanity unit, radiator, high level skirting boards and vinyl flooring.

First Floor

Landing

There are two sash windows to the side of the property, carpeted stairs to the second floor, high level skirting boards, picture rail, coving, radiator and doors leading off to the shower room, seperate w.c and bedrooms.

Bedroom One

4.72m x 4.28m (15' 6" x 14' 1") This bright and airy double aspect room boasts a large bay window to the front of the property and a sash window to the side. There are built in wardrobes, high level skirting boards, picture rail, coving, radiator and carpet flooring.

Bedroom Two

3.87m x 3.62m (12' 8" x 11' 11") There are two sash windows to the front of the property, ornate cast iron fireplace with a wooden surround, high level skirting boards, picture rail, coving, radiator and carpet flooring.

Bedroom Three

3.84m x 3.16m (12' 7" x 10' 4") There are sash windows to the side and rear of the property, ornate cast iron fireplace with wooden hearth surround, wash hand basin inset to a vanity unit, high level skirting boards, picture rail, coving, radiator and carpet flooring.

Shower Room

2.72m x 1.80m (8' 11" x 5' 11") There is a sash window to the rear of the property, large shower cubicle with a fitted rain style shower head with a hand shower attachment, twin wash hand basins inset to vanity units with illuminated mirrors over, complimenting storage unit, high level skirting boards, down lights, chrome ladder style towel radiator, extractor and vinyl flooring.

W.C

There is a sash window to the side of the property, wash hand basin and low level w.c inset to a vanity unit, radiator, high level skirting boards, picture rail and vinyl flooring.

Second Floor

Landing

There is a Velux window to the side of the property, carpet flooring and doors leading off to the bathroom and two remaining bedrooms.

Bedroom Four

5.62m x 2.67m (18' 5" x 8' 9") This is a triple aspect room with Velux windows to the front and rear of the property and a dormer window to the side. There are doors leading to insulated and boarded eaves storage, wash hand basin inset to a vanity unit, radiator and carpet flooring.

Bedroom Five

3.42m x 3.02m (11' 3" x 9' 11") There is a Velux window and dormer window to the front of the property, door leading to insulated and boarded eaves storage, wash hand basin inset to a vanity unit, radiator and carpet flooring.

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Bathroom

1.85m x 1.75m (6' 1" x 5' 9") There is a Velux window to the rear of the property, panelled bath, wall mounted boiler and vinyl flooring.

Exterior

Garden

28.90m x 23.10m (94' 10" x 75' 9") Measurements were taken of the road facing exterior boundaries. The property sits proud on a sizable plot and is surrounded by gardens which are mainly laid to lawn with an eclectic range of well established trees, hedges and shrubs. There is a large timber built shed with lighting and power points, summer house and chicken run.

Off Street Parking Potential

Subject to obtaining the necessary consent, it may be possible to create a driveway leading off Walmsley Road.

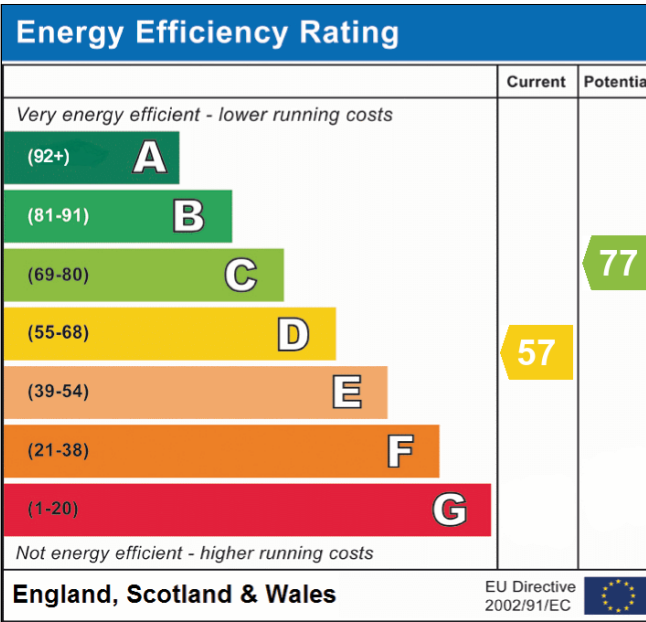
Council Tax Band

The council tax band is E.



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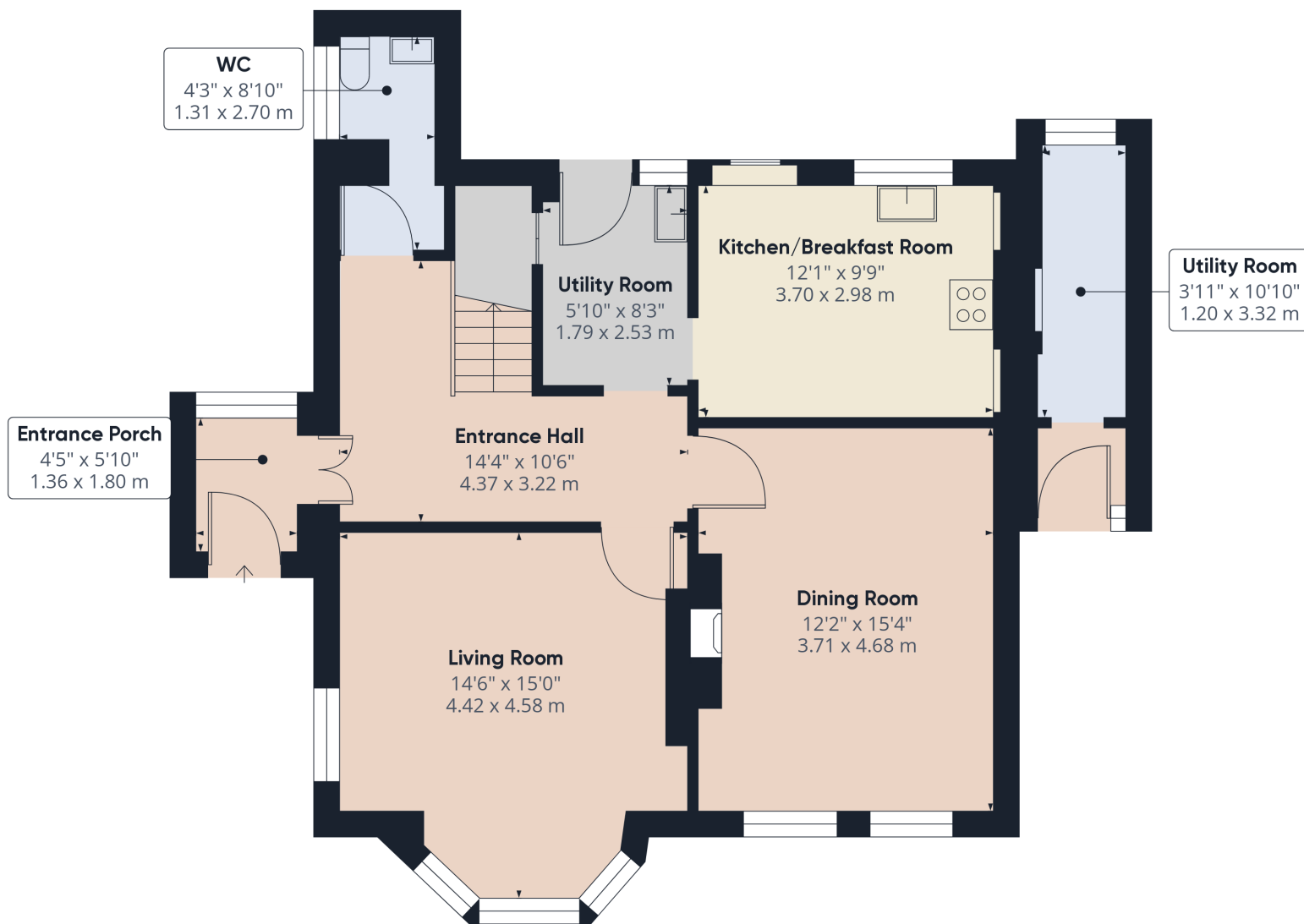


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Ground Floor

Approximate total area⁽¹⁾

799.33 ft²

74.26 m²

Reduced headroom

0.32 ft²

0.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

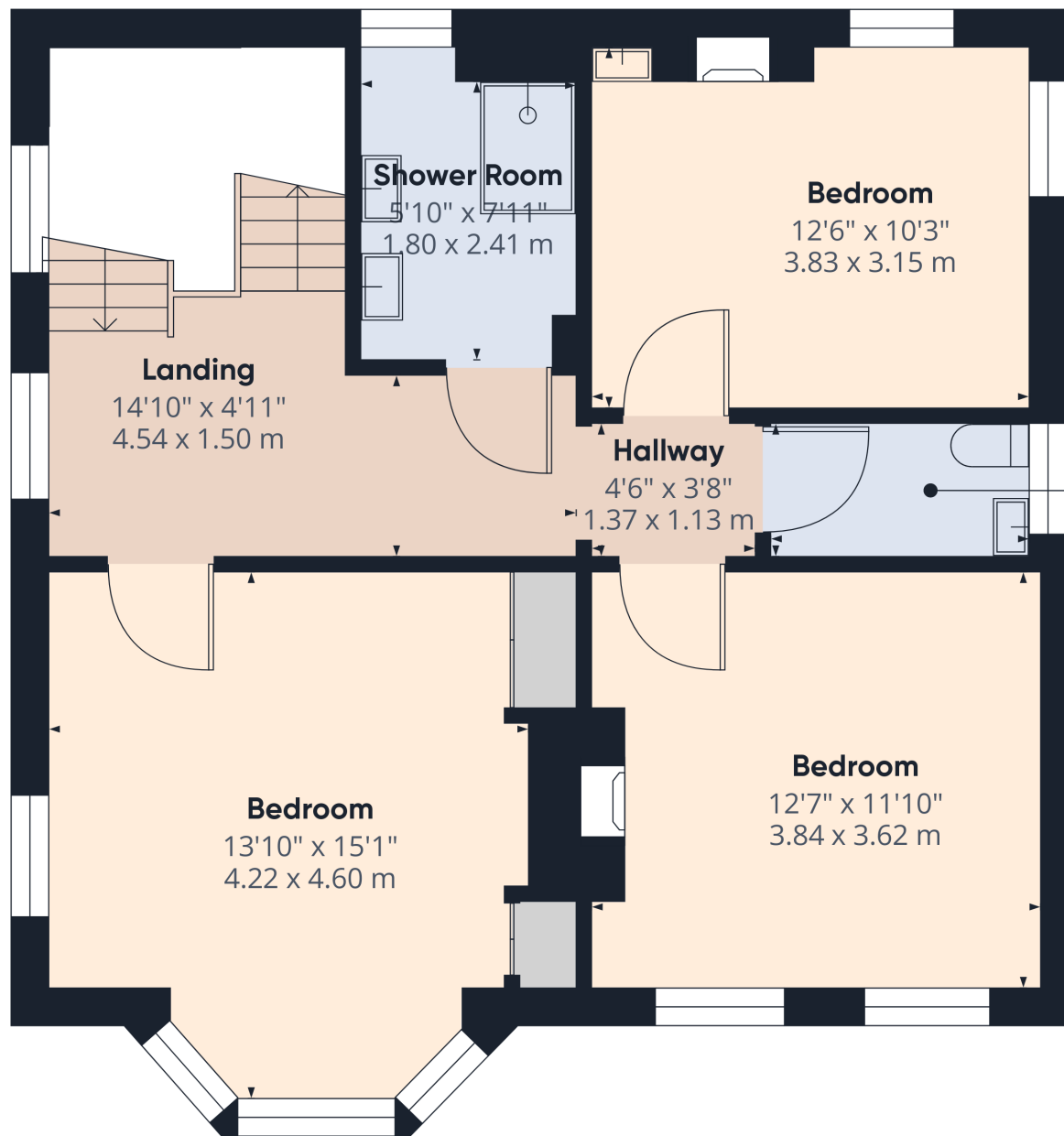
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

648.1 ft²

60.21 m²

(1) Excluding balconies and terraces

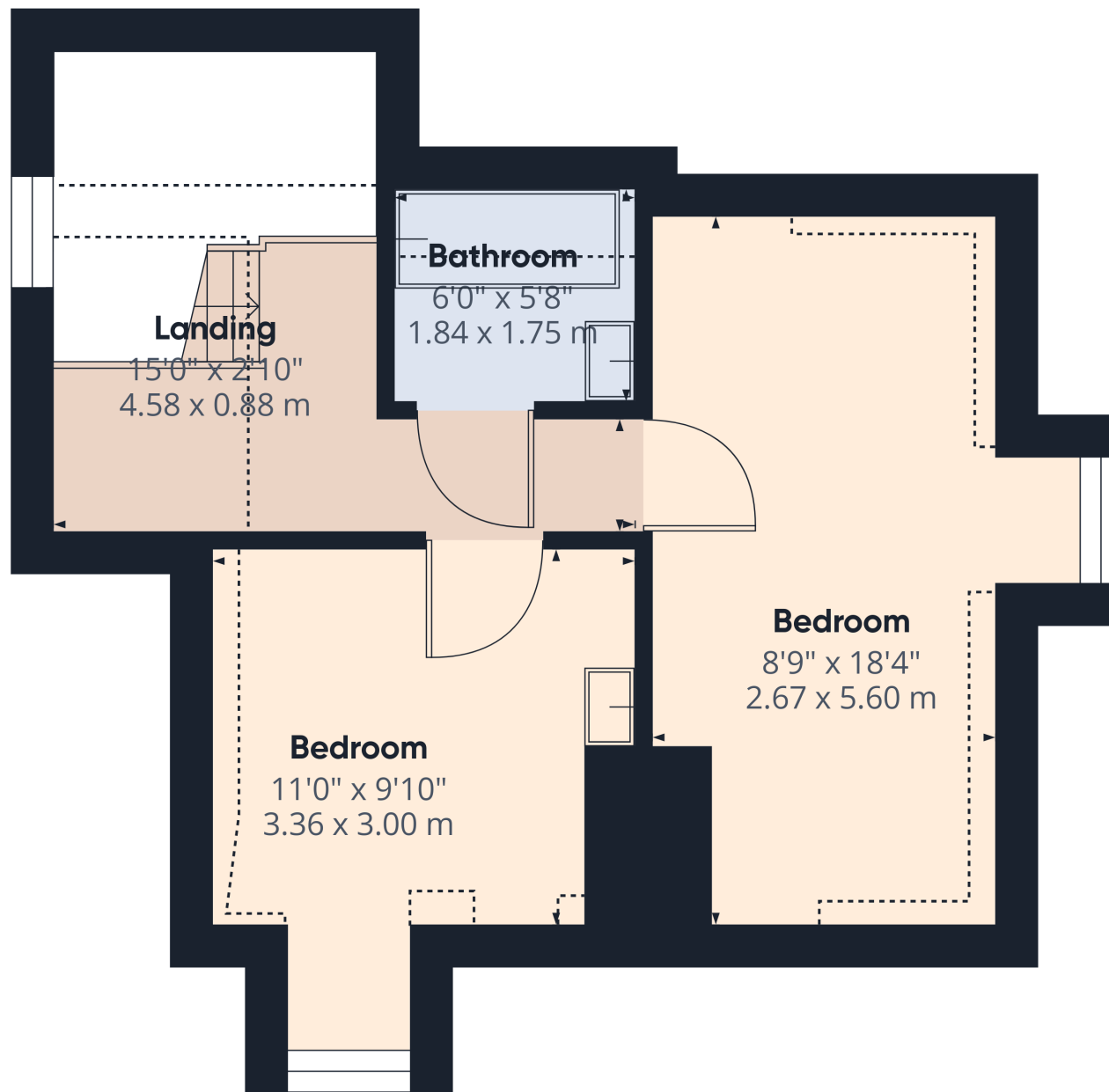
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Floor 2

Approximate total area⁽¹⁾

374.48 ft²

34.79 m²

Reduced headroom

102.58 ft²

9.53 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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