

Terence Painter

ESTATE AGENTS



- Beautiful & Spacious Four Bedroom Family Home
- 80'5" Landscaped Garden with Swimming Pool
- Private North Foreland Estate
- Planning Consent Granted for the Demolition of the Existing Garage and the Erection of a Two/Three Bedroom Detached Dwelling
- No Forward Chain
- Four Double Bedrooms
- Double Garage/Workshop & Large Shingled Driveway
- Large Lounge & Dining Room
- Fitted Kitchen & Separate Utility Room
- Stunning Location

Yorkstones, Cliff Promenade, Broadstairs, Kent. CT10 3QY.

Freehold £950,000

NO FORWARD CHAIN -SPACIOUS FOUR DOUBLE BEDROOM PERIOD HOME ON A LARGE PLOT ON THE PRESTIGIOUS NORTH FORELAND ESTATE WITH PLANNING CONSENT GRANTED FOR THE ERECTION OF A FURTHER TWO/THREE BEDROOM DETACHED HOME!

This is a rare and exciting opportunity to acquire an attractive four double bedroom semi detached period home which is being offered to the market with the addition of planning consent for the demolition of the existing garage and the erection of a two/three bedroom detached dwelling with garden and parking. Yorkstones is situated off Cliff Promenade on the prestigious gated North Foreland Private Estate; regarded as one of the most exclusive coastal residential areas in Broadstairs with private stairs which lead directly down to the beach. 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 site.

The beautifully presented and well maintained accommodation of this home is arranged over two floors and comprises a welcoming entrance hall, modern fitted kitchen with integrated appliances, utility room, cloakroom/w.c and a large lounge and dining room which both feature double glazed French doors which open up to the garden.

On the first floor is a large landing, well appointed bathroom with bath and shower and four spacious double bedrooms including the principal and second bedroom which both benefit from direct access to the sun room which enjoys elevated views over the garden.

Externally this house continues to impress with a large 80'5" two tiered landscaped rear garden which features a stunning swimming pool.

To the front of the property is a large shingled driveway and a double garage/workshop.

For further details regarding the approved planning consent, plans are available on request and on the Thanet District Council website Application ref - F/TH/25/0213.

Please note that the site is available separately with an asking price of £300,000.

For further details or to arrange a viewing please contact Terence Painter Estate Agents on 01843 866 866.

Ground Floor

Entrance

Access into the property is via a glazed wooden front door to the entrance hall.

Entrance Hall

4.05m x 1.19m (26' 5" x 3' 11") This is an L shaped entrance hall with a double glazed window to the side of the property, carpeted stairs to the first floor, large walk in cloak cupboard, under stairs storage cupboard, two radiators, tiled flooring and doors leading off to the living room, kitchen, dining room and cloakroom/w.c.

Lounge

4.90m x 3.89m (16' 1" x 12' 9") & 3.98m x 3.50m (13' 1" x 11' 6") The lounge is formed of two interconnecting reception rooms which make this a spacious and flexible reception room. There are double glazed French doors which provide access to the rear garden, box bay window to the rear, feature tiled fireplace, two radiators, picture rails, media points and wooden flooring.

Dining Room

4.12m x 4.12m (13' 6" x 13' 6") There are double glazed French doors with side lights to the rear which open up to the garden, picture rail, television point, radiator and wooden flooring.

Kitchen

4.06m x 2.46m (13' 4" x 8' 1") This dual aspect room features double glazed windows to the front and side of the property and there is an open doorway to the utility room. The kitchen comprises a matching range of shaker style wall, base and drawer units with a range of integrated appliances and space and plumbing for a dishwasher. There is a sink unit with mixer tap inset to low profile stone effect worktops, radiator, tiled splashback and flooring.

Utility Room

2.01m x 1.35m (6' 7" x 4' 5") There is a frosted double glazed window to the front of the property, radiator, quarry tiled flooring and space and plumbing for a fridge/freezer, washing machine and tumble dryer.

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Cloakroom/W.C

2.36m x 1.71m (7' 9" x 5' 7") There is a frosted window, low level w.c, pedestal wash hand basin, radiator, part wood panelled walls and tiled flooring.

First Floor

Landing

There is a double glazed window to the front of the property, loft hatch and carpet flooring.

Principle Bedroom

4.99m x 4.30m (16' 4" x 14' 1") This bright and airy room features two double glazed windows to the side of the property, double glazed window to the front and double glazed French doors to the sunroom. There is a fitted wardrobe, picture rail, radiator and carpet flooring.

Bedroom Two

4.13m x 3.63m (13' 7" x 11' 11") There is a double glazed window to the rear of the property, double glazed French doors to the sunroom, feature fireplace, radiator, picture rail and carpet flooring.

Sunroom

4.49m x 2.09m (14' 9" x 6' 10") Accessible via the principle bedroom and bedroom two, this enclosed former balcony offers stunning elevated views over the garden, power points and wall lights.

Bedroom Three

4.20m x 4.12m (13' 9" x 13' 6") There is a double glazed window to the front of the property, feature fireplace with fitted storage cupboards to both sides, vanity unit, radiator, picture rail and carpet flooring.

Bedroom Four

4.15m x 3.94m (13' 7" x 12' 11") There is a double glazed window to the rear of the property, feature cast iron fireplace, fitted cupboard, radiator, picture rail and carpet flooring.

Bathroom

2.87m x 1.89m (9' 5" x 6' 2") There are frosted double glazed windows to the front and side of the property, panelled bath, tiled shower cubicle, low level w.c, pedestal wash hand basin with fitted mirror over, two column towel radiators, part tiled walls and vinyl flooring.

Exterior

Rear Garden

24.50m x 18.50m (80' 5" x 60' 8") This beautifully landscaped relatively low maintenance two tiered garden features a large Indian sandstone patio area immediately to the property with an attractive swimming pool inset which is heated via an air source heat pump. On this level of the garden there is a large artificially lawned area and a brick built pump room for the swimming pool. There are two sets of steps which lead up to a large lawned garden.

Front Garden/Driveway

To the front of the property is a large shingle driveway which provides ample off street parking and access to the garage/workshop.

Detached Double Garage & Workshop

The garage measures 5.91m x 4.30m (19' 5" x 14' 1") and is accessed via large wooden double gates. There are two windows to the side, lighting, power points and a door to the workshop. The work shop measures 4.28m x 2.72m (14' 1" x 8' 11") and features a window to the side, window and door to the rear, lighting and power points.

Planning Consent

The site benefits from having planning consent granted for the demolition of the existing garage/workshop and the erection of a two/three bedroom detached dwelling with gardens and parking. Plans are available on request and on the Thanet District Council website Application ref - F/TH/25/0213. The site is available to purchase independently of the house at an asking price of £300,000. Please ask for further information.

Agents Note

Part of the property is formed with a flying freehold. Please ask the agents for further information.

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Council Tax Band

The council tax band is F.



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Viewing strictly by prior appointment with the Selling Agents
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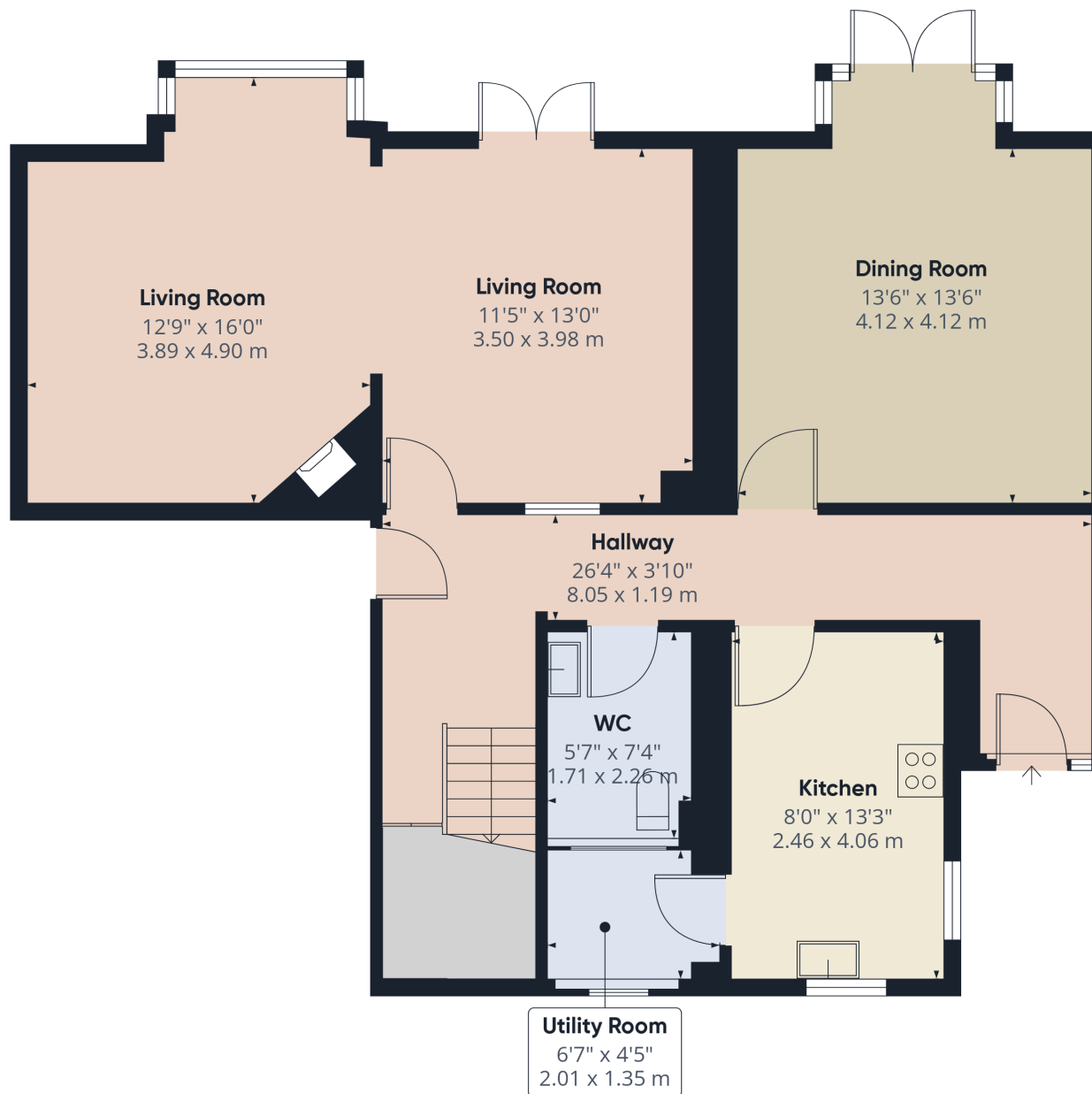
Email: sales@terencepainter.co.uk

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Ground Floor Building 1

Approximate total area⁽¹⁾

924 ft²
85.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

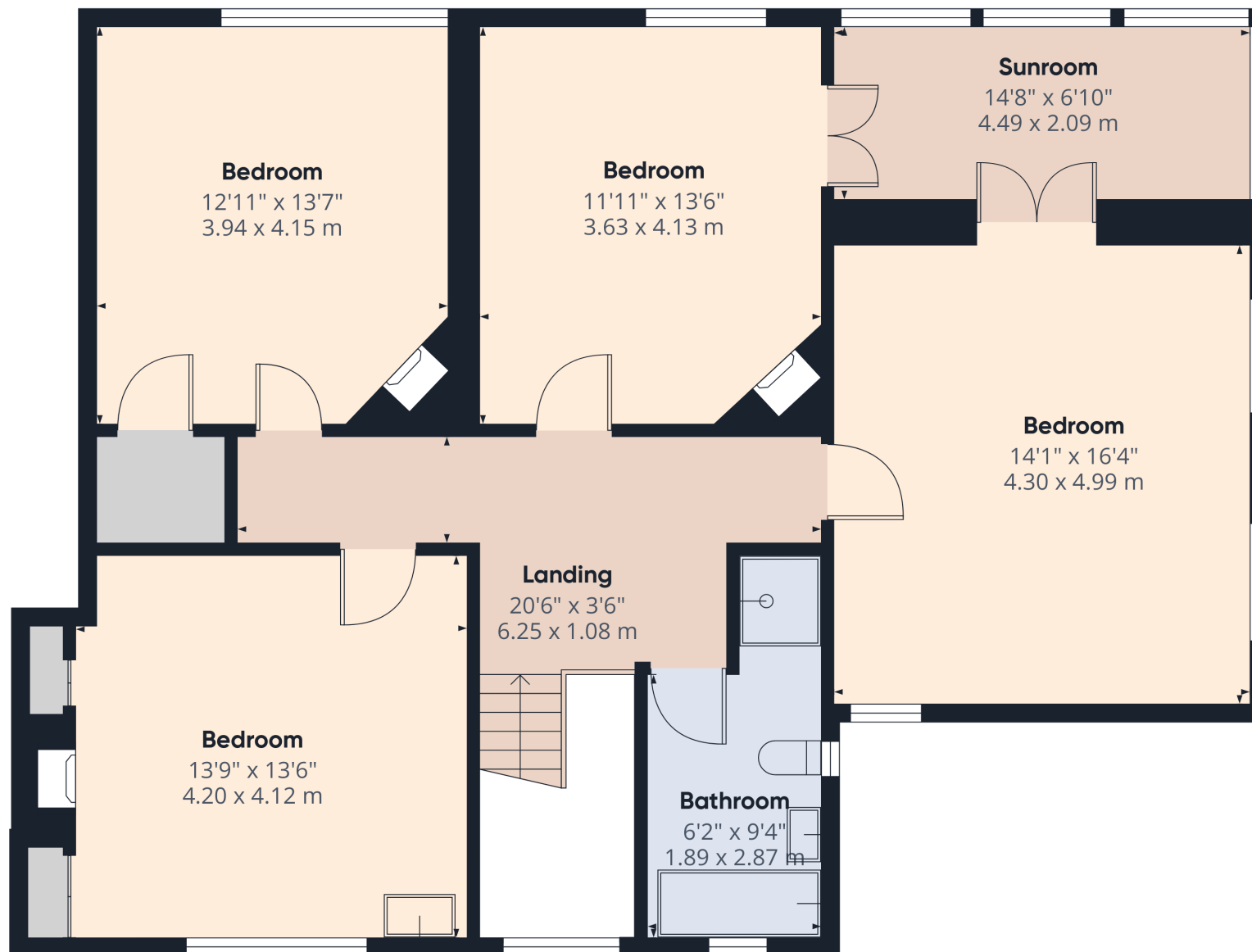
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Approximate total area⁽¹⁾

1064 ft²
99 m²

(1) Excluding balconies and terraces

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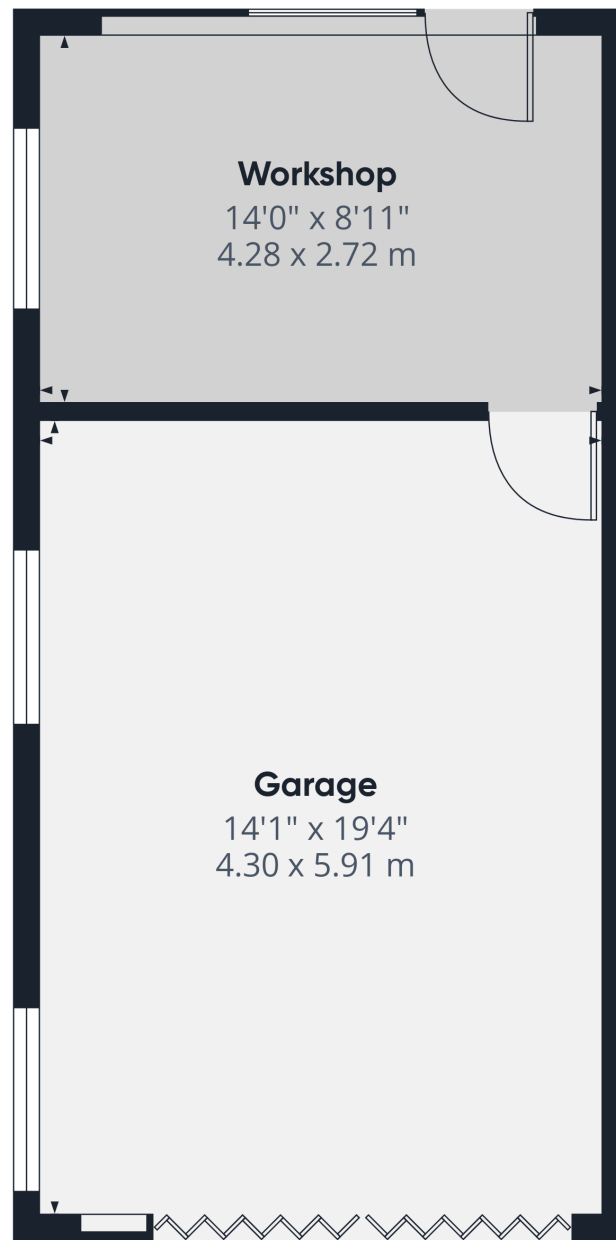
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Floor 1 Building 1

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Ground Floor Building 2

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Approximate total area⁽¹⁾

409 ft²

38 m²

(1) Excluding balconies and terraces

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