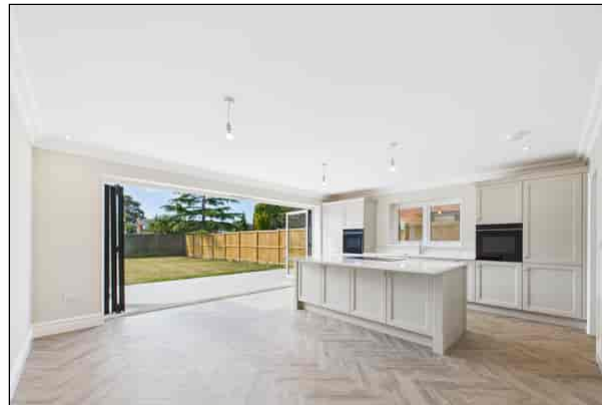




Terence Painter

ESTATE AGENTS

- New Build Detached House
- Three Double Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- Study
- Underfloor Heating Throughout
- Private Driveway
- En-Suite Shower Room to Principal Bedroom
- Family Bathroom
- Cloakroom/W.C.
- 10 Year Building Warranty



**32a Sea View Road, Broadstairs, Kent. CT10 1BX.**

**Freehold £700,000**

AVAILABLE NOW! A MOST ATTRACTIVE BRAND NEW THREE DOUBLE BEDROOM DETACHED HOUSE, PERFECT FOR FAMILY LIVING, SITUATED IN THE POPULAR CHESSBOARD AREA OF BROADSTAIRS

This beautifully finished brand new three bedroom detached house forms part of an exclusive small development of just two houses, located on the ever popular chessboard estate in Broadstairs, and is ready for occupation. Designed to ensure ample space for all the family, the property features three double bedrooms, with an en-suite shower room to the principal bedroom and a family bathroom.

On the ground floor is an impressive entrance vestibule leading to the spacious lounge, study, utility room, cloakroom/W.C. and a spacious kitchen/dining room with bi-fold doors leading out to the south facing rear garden.

To the front of the property is a private driveway providing off street parking for two vehicles with an electric vehicle charging point. The property is finished to a high specification and features a ground source heat-pump providing underfloor heating and hot water throughout the property. For peace of mind the property features a mains fed smoke alarm & heat detectors and benefits from a 10-year insurance backed build warranty.

Sea View Road is conveniently located, within a quarter of a mile of the sandy beach at Stone Bay and Holmes Park, and is within half a mile radius of the town shops, amenities and railway station with Hi-Speed connection to London St Pancras.

For further details please contact the Selling Agents Terence Painter on 01843 866866

## Ground Floor

### Entrance

Via composite front door with side-light windows.

### Entrance Hall

5.80m (19') wide and fitted with luxury vinyl flooring. Doors to lounge, kitchen/dining room, study, cloakroom/wc and carpeted stairs to the first floor.

### Study

3.55m x 1.98m (11' 8" x 6' 6") Double glazed window to rear. Fitted with luxury vinyl flooring.

### Lounge

5.77m x 4.19m (18' 11" x 13' 8") Double glazed windows to front. Fitted with luxury vinyl flooring. Media points.

### Kitchen/Dining Room

5.75m x 4.79m (18' 10" x 15' 8") With bi-fold double glazed doors leading out to the rear garden. Double glazed window to side. Fitted with a range of units with solid wood painted Shaker-style doors, quartz worktops and upstands. Stainless steel under-mounted sink unit. Appliances to include two electric ovens, hob with built-in extractor, two fridge-freezers and dishwasher. Fitted with luxury vinyl flooring. Combination of downlights and pendant lighting.

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### Utility Room

2.04m x 1.85m (6' 8" x 6' 1") With double glazed window to side. Fitted with units comprising solid wood painted Shaker-style doors and quartz work top with under-mounted sink unit. Washing machine & tumble dryer. Fitted with luxury vinyl flooring.

### Cloakroom/W.C.

Double glazed window to side. Fitted with a contemporary white low level W.C. and wash hand basin with vanity storage under. Luxury vinyl flooring.

### First Floor

#### Landing

Spacious landing with fitted carpet. Double glazed window to side. Double cupboard housing hot water cylinder.

#### Bedroom One

5.79m x 3.45m (18' 11" x 11' 3") Double glazed window to front with distant sea view. Fitted carpet. Door to en-suite.

#### En-Suite Shower Room/W.C.

2.33m x 1.93m (7' 8" x 6' 4") Double glazed window to side. Fitted with contemporary white suite comprising shower enclosure, wash basin with vanity cabinet under and W.C. Porcelain tiles to walls and floor.

#### Bedroom Two

4.81m x 2.80m (15' 9" x 9' 2") Double glazed window to rear. Fitted carpet.

### Bedroom Three

3.50m x 2.79m (11' 5" x 9' 1") Double glazed window to rear. Fitted carpet.

### Bathroom/W.C.

2.39m x 1.74m (7' 9" x 5' 8") With double glazed window to side. Fitted with contemporary white suite comprising panelled bath, wash basin with vanity cabinet under and W.C. Porcelain tiles to walls and floor.

### Rear Garden

South facing fenced rear garden laid predominantly to lawn with a patio area adjacent to the property. Side access.

### Front Garden & Driveway

Block paved in grey brick with planted borders. Parking for two vehicles with an electric vehicle charging point.

### Specification

#### Services & Heating

The property will benefit from mains water, drainage and electricity. There is no gas connection.

The property will benefit from underfloor heating throughout the property with hot water provided by an air source heat pump.

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## Electrical & Multimedia

TV points completed with CAT6 provided to all rooms with central BT connection.

Recessed downlighters or pendant provided to all rooms.

External coach lighting provided to front and rear external areas.

Mains fed smoke alarm fitted to the hall and landing with battery back up.

The property features a power surge electrical breaker.

## Construction, Windows & Doors

The property is timber framed construction with brick outer and tiled roof.

Windows are double glazed PVCu windows with a black outer and white interior finish.

The kitchen/dining room features bi-folding doors leading out to the garden patio.

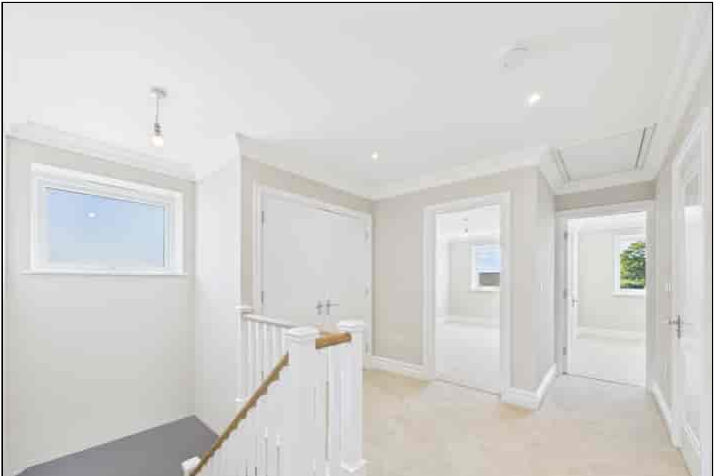
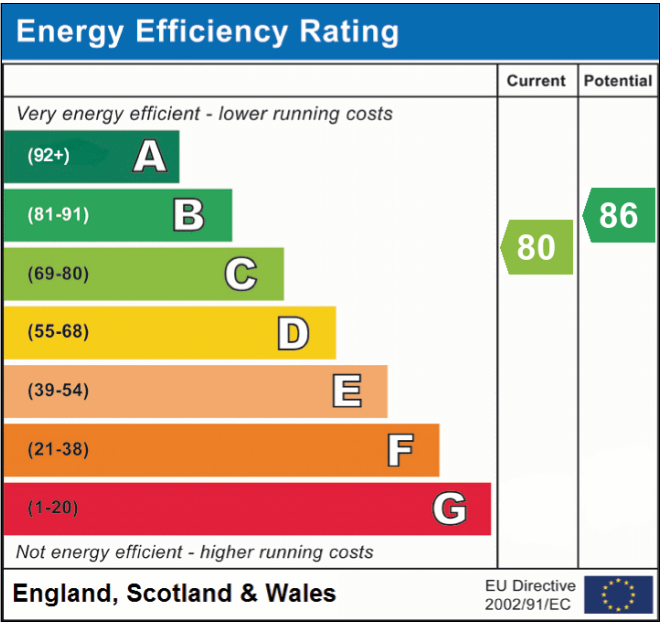
Doors feature multipoint locking systems.

## Council Tax Band - TBC



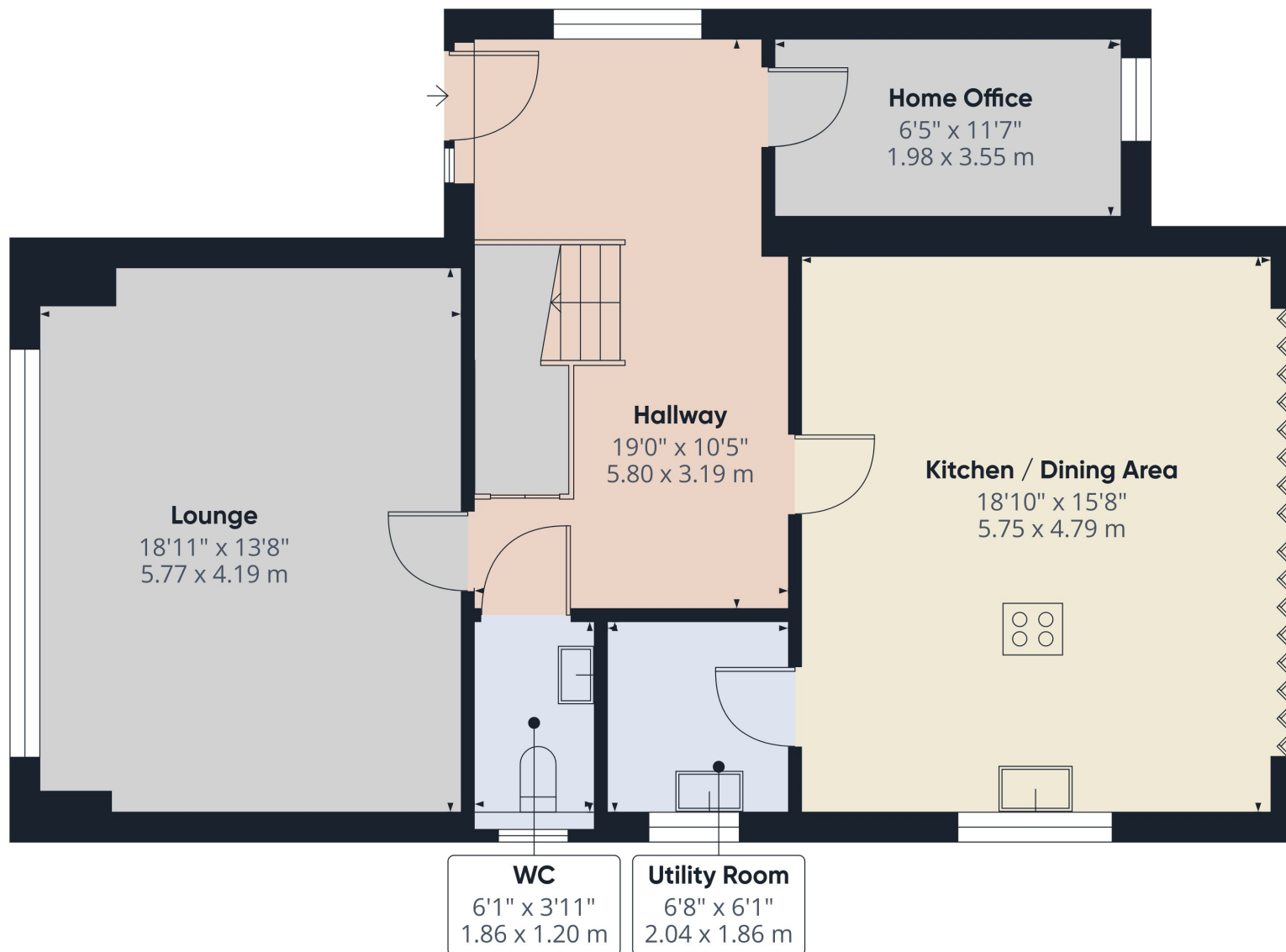
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**£700,000**



Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor

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

913 ft<sup>2</sup>  
84.8 m<sup>2</sup>

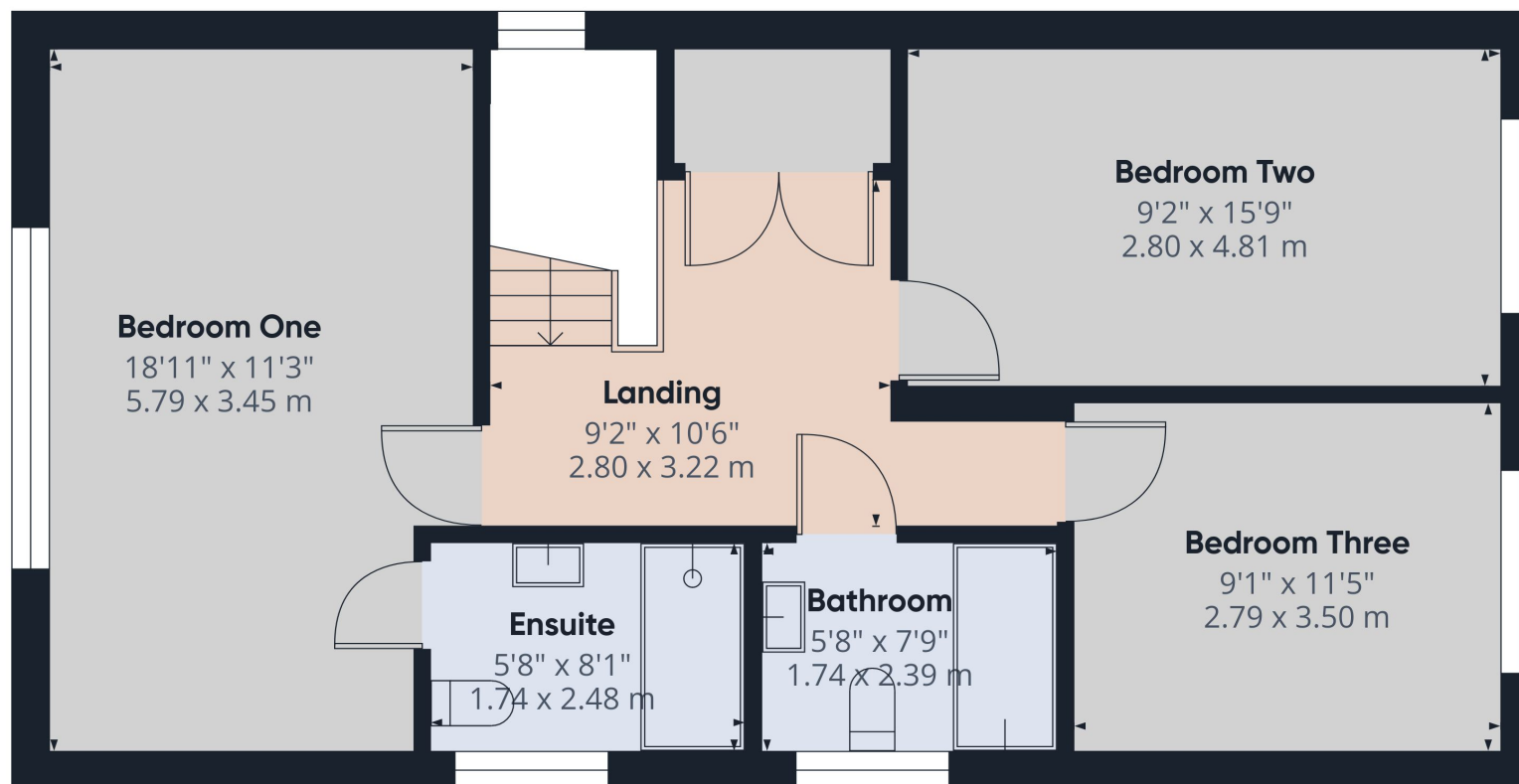
(1) Excluding balconies and terraces

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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£700,000



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

661 ft<sup>2</sup>  
61.4 m<sup>2</sup>

(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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Floor 1

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