



Terence Painter

ESTATE AGENTS

- Two Bedroom Apartment
- Central Broadstairs Location
- Second Floor
- No Forward Chain
- Open Plan Kitchen/Living Room
- Well Appointed Bathroom
- Located within Meters of the Town, Seafront & Transport Links
- Bright & Airy Accommodation
- Gated Allocated Parking Space

2 Serene Court, York Street, Broadstairs, Kent. CT101TU.

Leasehold £350,000

SPACIOUS APARTMENT IN THE VERY HEART OF BROADSTAIRS WITH NO FORWARD CHAIN!

Ideally positioned just off the seafront in the sought-after town of Broadstairs, this generously proportioned two-bedroom second-floor apartment is set within an attractive building benefiting from secure, gated residents' parking. The accommodation is both bright and spacious, comprising a welcoming entrance hall and an impressive 17'10" double-aspect living room, which flows seamlessly into a well-appointed open-plan kitchen—perfect for both relaxing and entertaining.

The property further offers two well-sized double bedrooms and a modern bathroom. Broadstairs' charming high street is within easy reach, offering an eclectic mix of independent shops, restaurants, and bars, along with the mainline train station providing high-speed services to London. An ideal weekend retreat, holiday home, or retirement property in a prime coastal location. To arrange your viewing, please call Terence Painter Estate Agents 01843 866866

Ground Floor

Communal Entrance

Access to the building is via a secure door to the communal entrance hall with carpeted stairs to all floors. There is a separate access door from the parking area to the rear of the property.

Second Floor

Entrance

Access to the property is via a wooden front door.

Entrance Hall

This is an L shaped entrance hall with a radiator, carpet flooring and doors leading off to the living room, bathroom and bedrooms.

Living Room

5.424m x 3.466m (17' 10" x 11' 4") This room is open to the kitchen and offers bright and airy living space with two double glazed windows to the rear and side of the property. There are two radiators, media points and carpet flooring.

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Kitchen

2.395m x 2.395m (7' 10" x 7' 10") There is a double glazed window to the rear of the property, range of fitted wall, base and drawer units with an integrated electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer, stainless steel sink unit inset to roll top worksurfaces, wall mounted combination boiler housed in a wall unit, localised wall tiling and tiled flooring.

Bedroom One

4.315m x 3.965m (14' 2" x 13' 0") There is a double glazed window to the side of the property, radiator and carpet flooring.

Bedroom Two

3.796m x 3.484m (12' 5" x 11' 5") There is a double glazed window to the side of the property, fitted wardrobe with sliding doors, radiator and carpet flooring.

Bathroom

2.328m x 2.069m (7' 8" x 6' 9") There is a P shaped bath with chrome mixer tap with shower attachment, wash hand basin inset to a vanity unit, low level w.c, fitted linen cupboard, radiator tiled walls and flooring.

Secure Parking

This property benefits from an allocated under croft parking space in a gated residents parking area to the rear of the property.

Council Tax Band

The council Tax Band Is C.

Agents Note


Please note that the images shown were taken in 2023 and the property has been rented out on an assured shorthold tenancy since.



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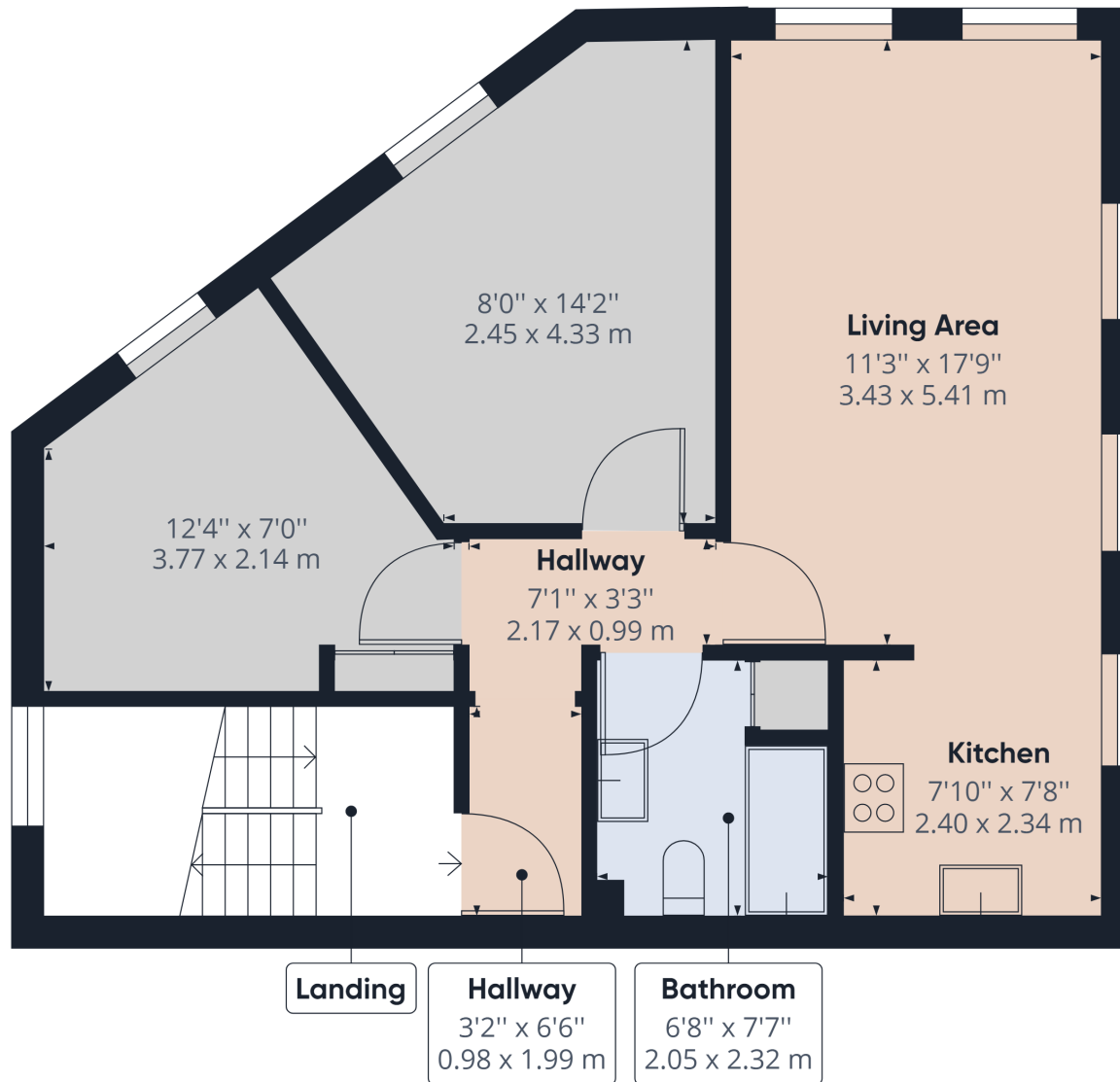


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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⁾
620.90 ft²
57.68 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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