



Terence Painter

ESTATE AGENTS

- Seafront Flat
- Two Bedrooms
- No Onward Chain!
- New 125 Year Lease
- 17'2" Living Room
- Office/Snug
- Stunning Elevated Sea & Beach Views from All Front Facing Rooms
- Third Floor
- Fitted Kitchen
- Shower Room
- Large Walk-In Storage Cupboard
- Roof Top Observatory



Flat 4, 19 Victoria Parade, Broadstairs, Kent. CT10 1QL.

Leasehold £310,000

## Spacious Second-Floor Seafront Apartment with Stunning Views Over Viking Bay – No Forward Chain

Terence Painter Estate Agents are delighted to offer this bright and generously proportioned two-bedroom second-floor apartment, set within an attractive period property on the highly sought-after Victoria Parade in Broadstairs. Ideally located just moments from the sandy shores of Viking Bay, the apartment enjoys uninterrupted, elevated sea views and easy access to the town's charming selection of independent shops, restaurants, and pubs.

The property has recently benefited from a range of refurbishment works, including a new heating system, full redecoration, new carpets, and extensive repairs and repainting of the original sash windows with the addition of secondary glazing.

The layout comprises an entrance lobby with stairs leading to a large, welcoming landing featuring a walk-in storage cupboard. There is a fitted kitchen, two bedrooms, a shower room, and an impressive 17'1" living room boasting breathtaking sea and beach views. Additionally, there is an adjoining office/snug with further sea views and access via a hatch to an observatory room—an ideal space to relax and take in the stunning coastal scenery.

Offered with a new 125-year lease, this fantastic home presents a superb opportunity to create a dream seaside retreat. Contact Terence Painter Estate Agents today on 01843 866 866 to arrange your viewing.

### Ground Floor

#### Communal Entrance

Access into the communal entrance hall is via a door leading off Chandos Square. There are carpeted stairs to all floors.

### Second Floor

#### Flat Entrance

There is a part glazed wooden door to a small entrance lobby with carpeted stairs to the third floor.

### Third Floor

#### Entrance Hall

2.55m x 2.02m (8' 4" x 6' 8") There is a window to the side of the property with sea views across Viking bay, large walk in storage cupboard, loft hatch, wall mounted phone for the entry system and carpet flooring.

#### Kitchen

2.36m x 2.04m (7' 9" x 6' 8") There is a sash window to the rear of the property, range of fitted wall, base and drawer units with space and plumbing for a cooker, fridge/freezer and washing machine. There is a stainless steel sink unit inset to roll top worksurfaces, localised wall tiling and vinyl flooring.

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**Shower Room**

1.93m x 1.16m (6' 4" x 3' 10") This fully tiled room features a shower cubicle, low level w.c, wash hand basin inset to a vanity unit, chrome ladder style towel radiator, extractor and vinyl flooring.

**Bedroom Two**

2.82m x 1.80m (9' 3" x 5' 11") There is a sash window to the rear of the property, radiator and carpet flooring.

**Living Room**

5.22m x 4.95m (17' 2" x 16' 3") This fantastic size room offers stunning elevated sea and beach views via two sash windows to the front of the property. There is a feature fireplace, radiators, media points, varnished floorboards, open doorway to the office area/snug and a door to bedroom one.

**Bedroom One**

4.76m x 2.64m (15' 7" x 8' 8") There is a sash window to the rear of the property, radiator and carpet flooring.

**Office Area/Snug**

2.73m x 1.48m (8' 11" x 4' 10") This versatile space offers a sash window to the front of the property with elevated sea and beach views, ceiling hatch to the observatory, radiator and carpet flooring.

**Observatory**

1.79m x 1.79m (5' 10" x 5' 10") Currently used as a snug, this fantastic feature of this property has two windows to the front and side of the property which offer unbelievable elevated sea and beach views.

**Agents Note****Lease Information**

Our vendor has advised us that the flat is being sold with a new 125 year lease. Please note that holiday letting is not permitted.

**Council Tax Band**

The council tax band is A.

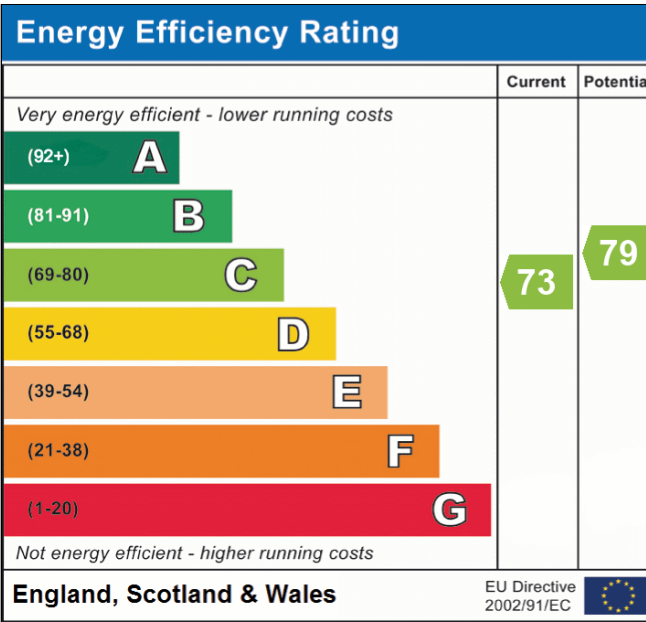
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Viewing strictly by prior appointment with the Selling Agents  
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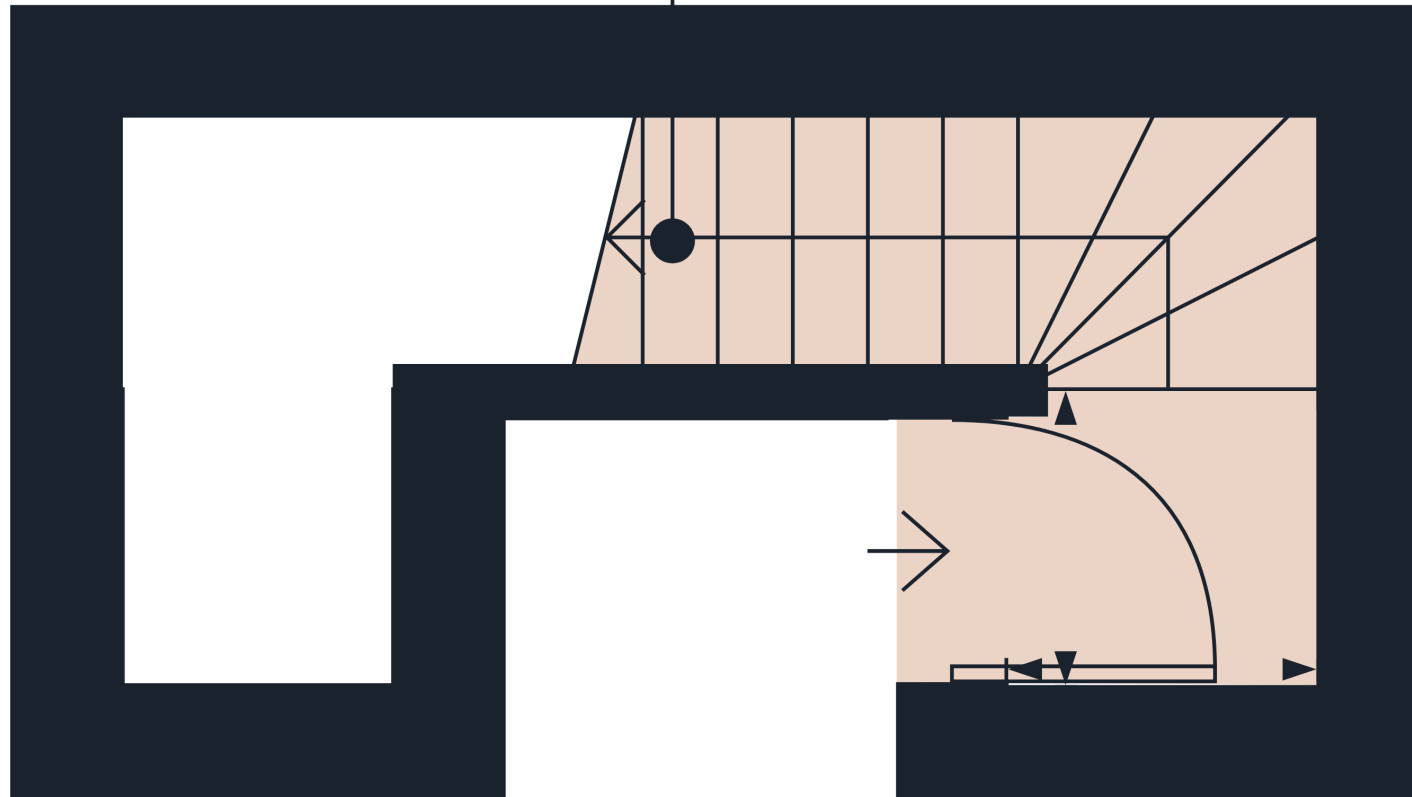
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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# Entrance Hallway

3'2" x 2'10"  
0.99 x 0.87 m



Floor -1

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

44 ft<sup>2</sup>  
4.1 m<sup>2</sup>

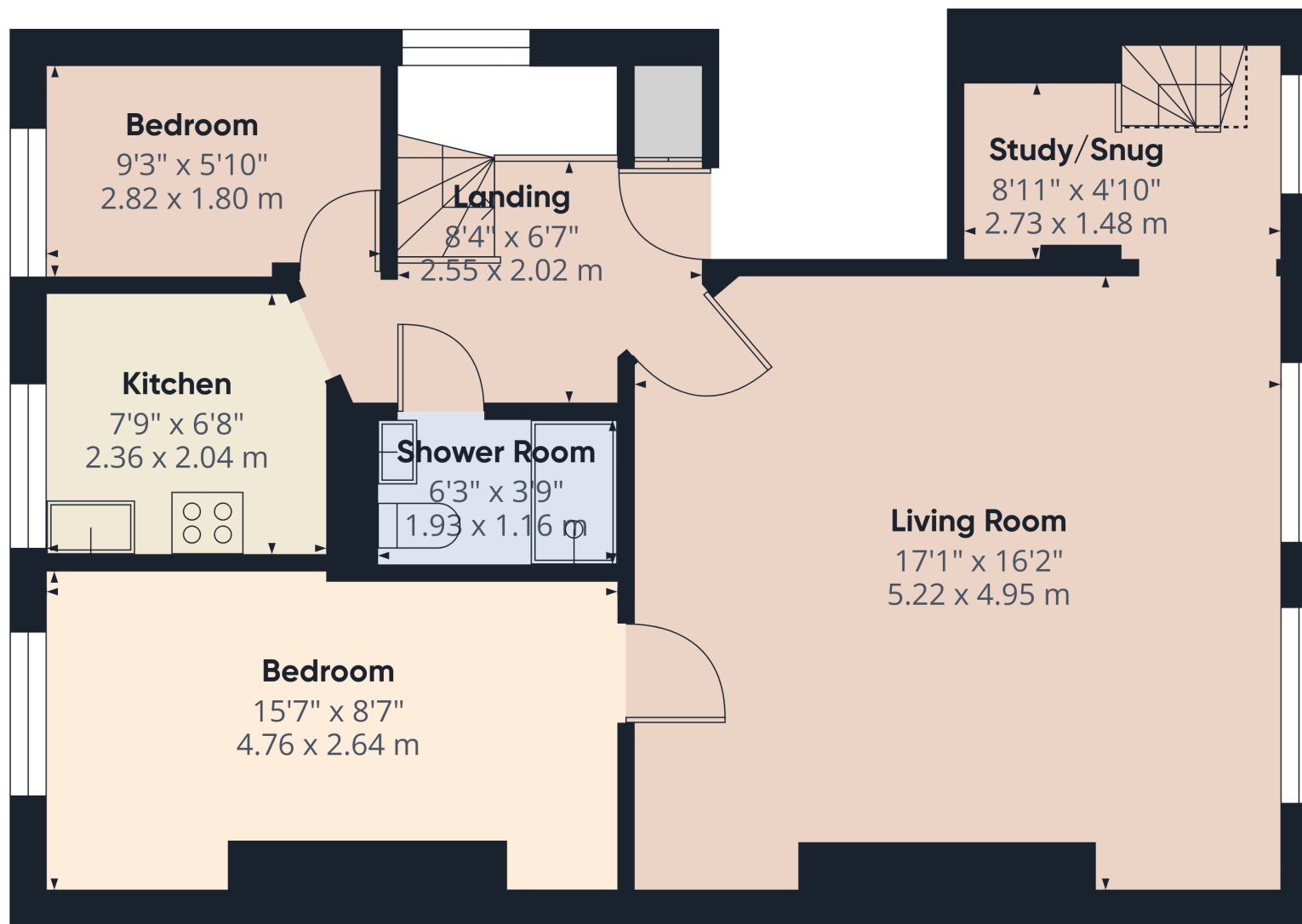
(1) Excluding balconies and terraces

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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Ground Floor

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

631 ft<sup>2</sup>  
58.5 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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# Observatory

5'10" x 5'9"

1.79 x 1.76 m

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

33 ft<sup>2</sup>

3.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

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