



Terence Painter

ESTATE AGENTS

- Semi Detached Period House
- Four Bedrooms
- Two Reception Rooms
- Kitchen/ Breakfast Room
- Ideally Situated for Local Shops, Schools, Beach & Transport Links
- Ground Floor Cloakroom/W.C
- Distant Sea View from Two Bedrooms
- Block Paved Drive for Two Cars
- Approximately 60' lawned Rear Garden
- Extended Accommodation Arranged Over Three Floors
- Central Broadstairs Location
- Principal Bedroom with En-Suite & Distant Sea Views

1 King Edward Avenue, Broadstairs, Kent. CT101PH.

Freehold £500,000

EXTENDED FOUR BEDROOM SEMI DETACHED PERIOD FAMILY HOME IN THE HEART OF BROADSTAIRS WITH A STUNNING GARDEN AND DOUBLE DRIVEWAY!

This delightful period home is situated in one of Broadstairs most sought after tree lined avenues in the heart of the town; within close proximity to the picturesque sands at Viking Bay, schools, park, transport links and the bustling High Street with its eclectic range of local shops, bars and restaurants.

This property has been much loved by the current vendors and offers spacious living accommodation arranged over three floors. On the ground floor there is a welcoming entrance hall, lounge with glazed French doors to the dining/family room which in turn is partly open to an, impressive fitted kitchen/breakfast room and cloakroom/w.c.

On the first floor level are three bedrooms and the very well appointed family bathroom with a jacuzzi bath and a shower cubicle. On the second floor there is the impressive principle bedroom with en-suite shower room which both boast wonderful elevated roof top and distant sea views.

Externally this home doesn't fail to impress with a mature and beautifully kept 60' rear garden with a raised paved terrace area and timber shed. To the front of the house is a block paved driveway for two cars.

This property is available to view now so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

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

Entrance Hall

There are carpeted stairs to the first floor, under stairs storage cupboard, picture rail, radiator, wall lights and doors leading off to the lounge and dining/family room.

Lounge

4.56m x 3.37m (15' 0" x 11' 1") There is a double glazed box bay window to the front of the property, radiator, media points, laminate wood effect flooring and glazed French doors with side lights to the dining/family room.

Dining/Family Room

4.99m x 4.04m (16' 4" x 13' 3") This wonderful versatile room boasts two open doorways to the kitchen/breakfast room, feature fireplace, radiator and laminate wood effect flooring.

Kitchen/Breakfast Room

4.42m x 3.14m (14' 6" x 10' 4") This is a bright and airy room thanks to a double glazed window and large double glazed French doors to the rear which provide views and access to the garden. There are two lantern lights, extensive range of wall, base and drawer units with an integrated dishwasher, 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, breakfast bar area, down lights, radiator, tiled flooring and a door to the W.C.

W.C

There is a low level w.c, wash hand basin, extractor and tiled flooring.

First Floor

Landing

There are carpeted stairs to the second floor and doors leading off to bedrooms and bathroom.

Bedroom Two

5.05m x 3.04m (16' 7" x 10' 0") There is a double glazed box bay window to the front of the property, radiator and carpet flooring.

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Bedroom Three

3.76m x 2.78m (12' 4" x 9' 1") There is a double glazed window to the rear of the property with delightful roof top and distant sea views, fitted cupboard radiator and carpet flooring.

Bedroom Four

2.78m x 1.83m (9' 1" x 6' 0") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bathroom

2.69m x 1.88m (8' 10" x 6' 2") This very well appointed bathroom features a jacuzzi bath with hand shower attachment, shower cubicle with a fitted rain style shower head with hand shower attachment, low level w.c and a wash hand basin inset to a vanity unit with fitted mirror over. There is a towel radiator, frosted double glazed window to the rear, extractor, down lights and fully tiled walls and flooring.

Second Floor

Landing

There is a small carpeted landing with a door to the principal bedroom.

Principal Bedroom

6.27m x 2.58m (20' 7" x 8' 6") This room features a double glazed window to the rear of the property which offers delightful elevated roof top and distant sea views. There are built in storage cupboards, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

3.20m x 1.92m (10' 6" x 6' 4") This generous size en-suite features a large shower cubicle with a fitted rain style shower head with a hand shower attachment, low level w.c and wash hand basin inset to a vanity unit, chrome ladder style towel radiator, conventional radiator and vinyl flooring. There is a double glazed window to the rear which offers elevated roof top and distant sea views.

Exterior

Rear Garden

Measuring approximately 60' This beautifully kept mature garden features a raised paved terrace immediately to the property with ample space for entertaining. There are steps down to a mainly lawned garden with an abundance of mature hedges and shrubs. To the rear of the garden is a shingled area with a timber shed and rear access gate.

Driveway

There is a blocked paved double width driveway to the front of the property.

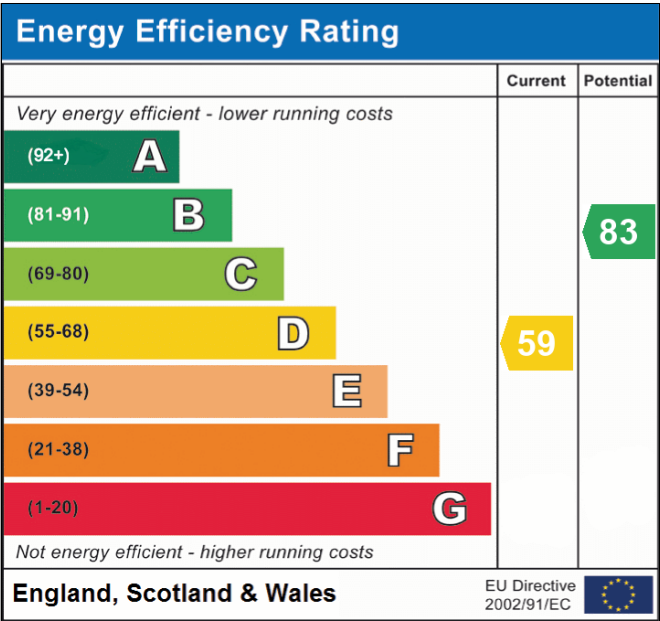
Council Tax Band

The council tax band is C.



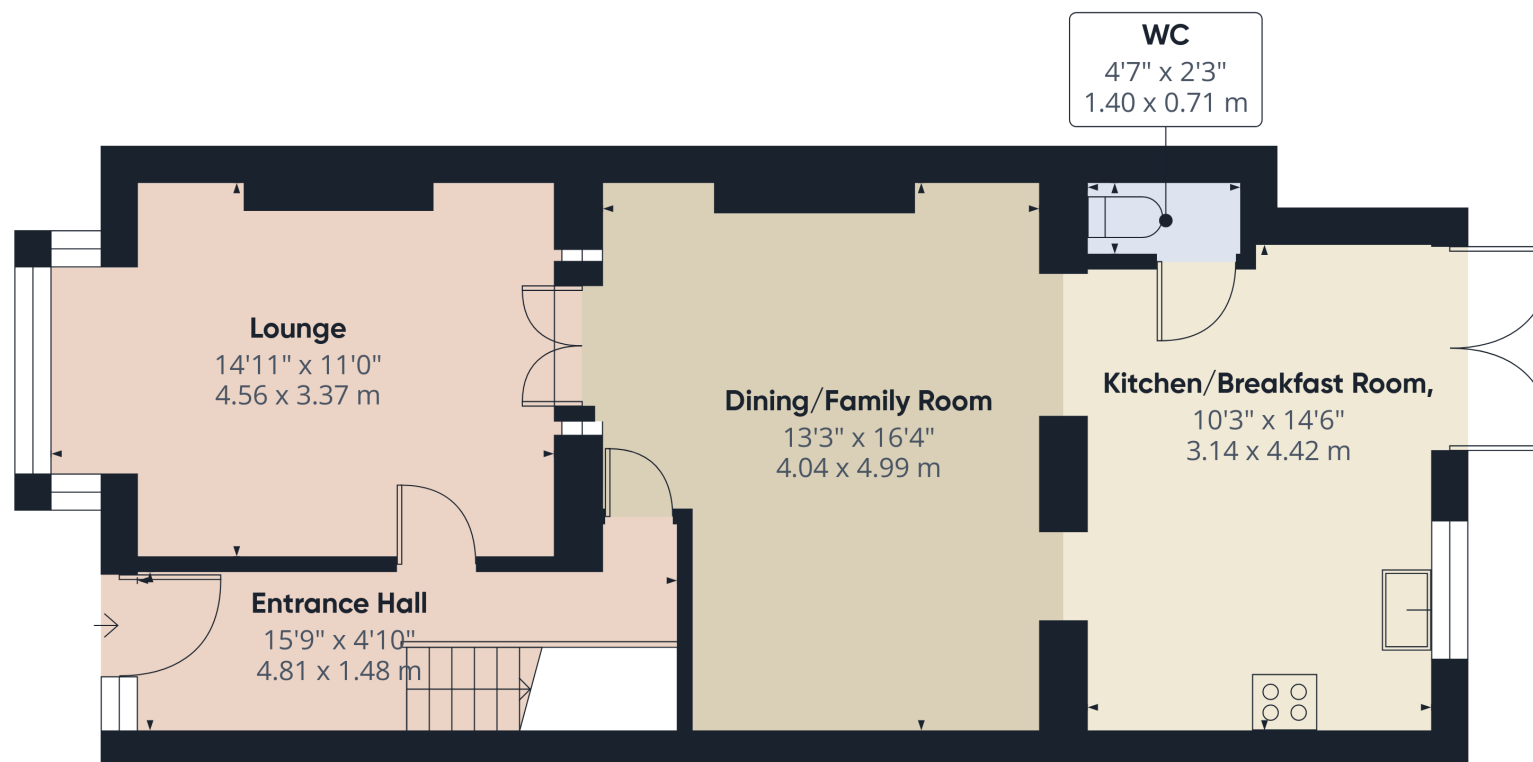
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

590 ft²
54.7 m²

(1) Excluding balconies and terraces

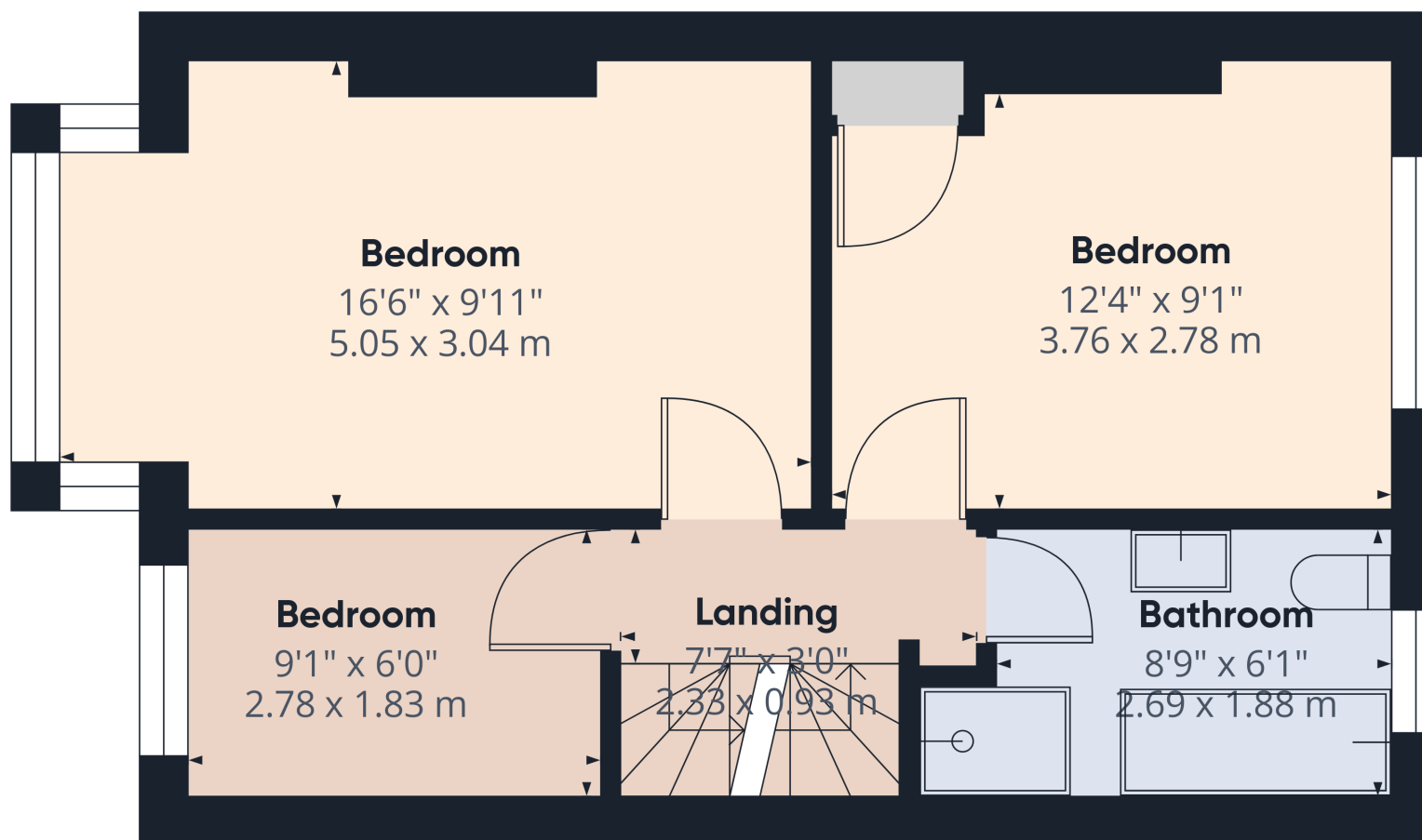
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor

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£500,000

**Approximate total area⁽¹⁾**413 ft²
38.4 m²

(1) Excluding balconies and terraces

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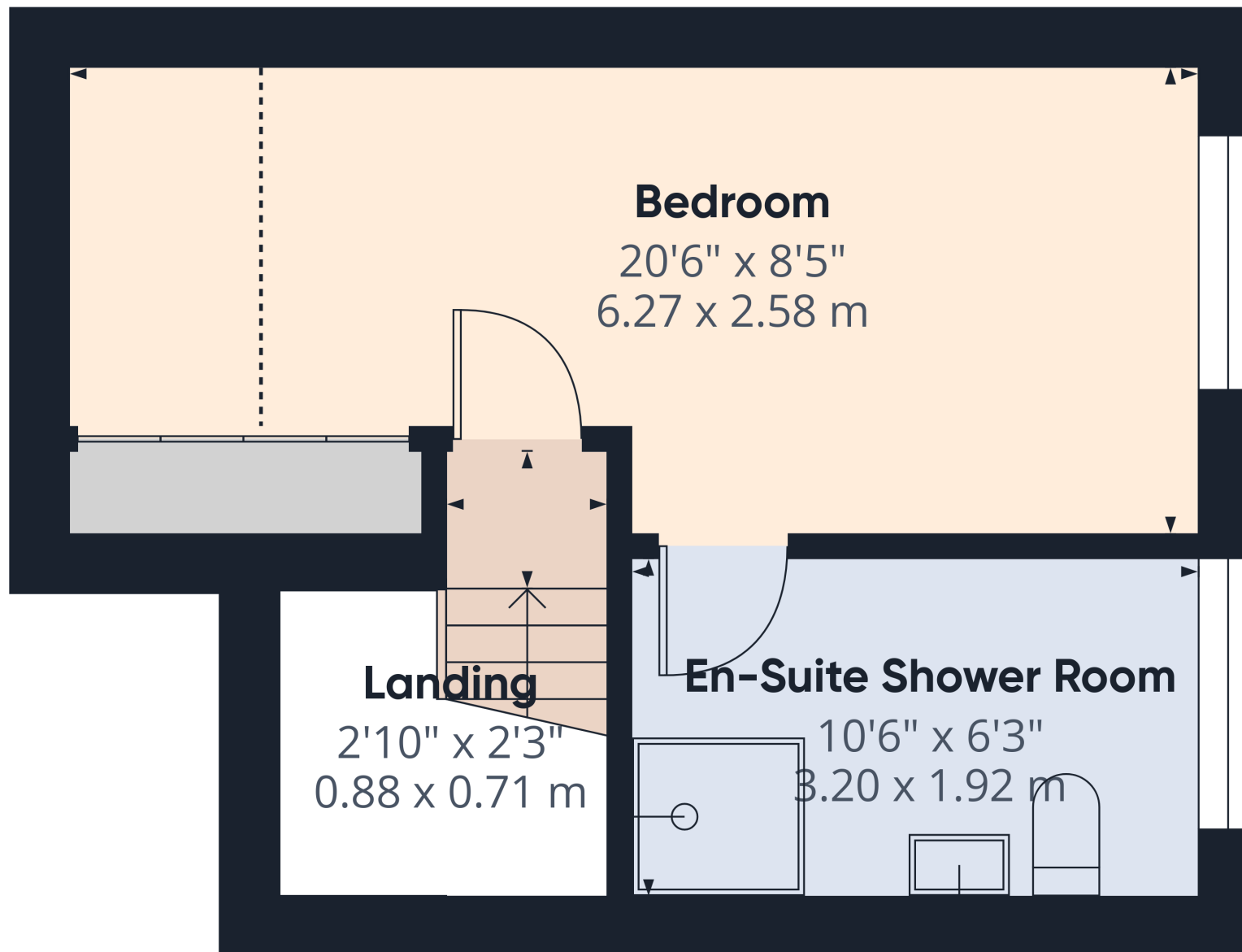
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Floor 1

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Floor 2

Approximate total area⁽¹⁾

240 ft²

22.3 m²

Reduced headroom

22 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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