

# Terence Painter

ESTATE AGENTS

- End of Terrace Period House
- Three Double Bedrooms
- Open Plan Kitchen/Dining/Living Area
- Accommodation Arranged Over Four Floors
- Close to Transport Links
- Low Maintenance West Facing Garden
- St Peters Village Location
- Basement Bar Room



77 Church Street, Broadstairs, Kent. CT102TU.

Freehold £375,000

BEAUTIFULLY PRESENTED SPACIOUS THREE BEDROOM END OF TERRACE FAMILY HOME, ARRANGED OVER FOUR FLOORS & SITUATED IN THE HEART OF ST PETERS VILLAGE.

This deceptively spacious house has a lot to offer with its impressive overall size and its many features including a basement that has been converted into a well appointed bar room. On the ground floor is a spacious open plan kitchen/dining/living area with bi-folding doors, that open out to lovely west facing rear garden with decked seating area and a garden room that the current owners use as a gym. The spacious bathroom features a walk-in shower and a corner bath. Located on the first and second floors are three generous double bedrooms.

St Peters Village is full of charm and character and has a variety of shops including the Co-op store, pharmacy, hairdressers, butchers and a selection of pubs. Westwood Cross shopping centre is a short drive away as is a choice of sandy beaches including the picturesque Viking Bay. Call us today on 01843 866866 to arrange your viewing.

## GROUND FLOOR

### Entrance Hall

Composite front door into entrance hall. Karndean flooring, radiator with radiator cover. Coved ceiling, stairs leading to upper floors.

### Lounge

4.44m into bay window x 3.93m (14' 7" x 12' 11") Fireplace with hearth and electric fire point, two wall light points, radiator and carpeted flooring.

### Kitchen/Dining/Living Area

4.10m x 5.66m (13' 5" x 18' 7") This extended room features a skylight window and full width bi-folding doors leading out to the rear garden. The kitchen area is fitted with a range of modern base and wall units. There is a central feature island unit incorporating a one and a half bowl single drainer stainless steel sink unit and breakfast bar. Roll edge work surface area with local wall tiling and under unit lighting. There is space and plumbing for an American style fridge-freezer, dish-washer and washing machine. Feature brick recess with space for dual fuel range cooker with inset extractor above. Karndean flooring, television point and radiator. Stairs leading down to:

## LOWER GROUND FLOOR

### Bar Room

4.64m x 3.24m (15' 3" x 10' 8") An impressive feature room, perfect for home entertaining and featuring a fitted bar, brick fireplace, wood panelling to walls, fitted carpet, wall mounted gas fired boiler, radiator and a storage recess.

## FIRST FLOOR

### First Floor Landing

Double glazed window to rear.

### Bathroom

3.29m x 2.99m (10' 10" x 9' 10") Spacious bathroom with double glazed window to rear, fitted corner bath, walk-in shower, low level w.c, fitted wash stand with twin wash basins inset to a polished stone top with storage under. Karndean vinyl flooring, wood panelled ceiling with inset lighting fitted mirror, inset shelving storage, radiator and ladder style chrome radiator.

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## Bedroom One

4.75m x 3.66m (15' 7" x 12' 0") Two double glazed windows to the front, carpeted flooring, radiator, fitted wardrobes with sliding doors, fitted shelving and rails.

## SECOND FLOOR

### Landing

Velux window to the rear, hatch to the insulated loft, feature wood panelling to ceiling, storage cupboard with fitted shelves.

### Bedroom Two

4.98m x 3.50m (16' 4" x 11' 6") Double glazed dormer window to front, radiator, carpeted flooring.

### Bedroom Three

3.58m x 3.00m (11' 9" x 9' 10") Double glazed dormer window to rear, radiator, carpeted flooring.

## EXTERIOR

### Rear Garden

Low maintenance west facing rear garden, with two feature raised composite decked seating area, artificial lawn, power, water and side access gate. Timber built garden room (2.91m x 2.32m (9' 7" x 7' 7")). Insulated room with partial reinforced floor, power, light and a double glazed window to side. Vinyl flooring.

### Front Garden

Walled and gated front garden with tiled pathway leading to front door.

### Council Tax Band - B

### Parking

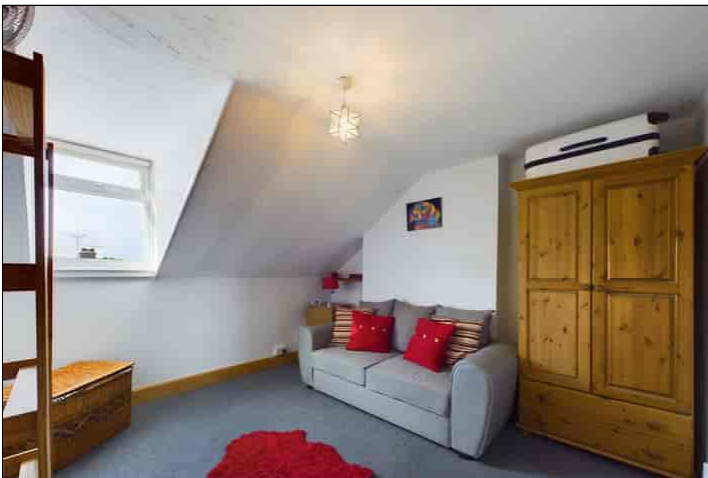
Unrestricted on street parking is available in several nearby roads.




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| Energy Efficiency Rating                           |           |   |
|--|-----------|---|
|  | Current   | Potential   |
| <i>Very energy efficient - lower running costs</i> |           |   |
| (92+) <b>A</b>                                     |           |   |
| (81-91) <b>B</b>                                   |           | <b>85</b>   |
| (69-80) <b>C</b>                                   |           |   |
| (55-68) <b>D</b>                                   | <b>57</b> |   |
| (39-54) <b>E</b>                                   |           |   |
| (21-38) <b>F</b>                                   |           |   |
| (1-20) <b>G</b>                                    |           |   |
| <i>Not energy efficient - higher running costs</i> |           |   |
| <b>England, Scotland &amp; Wales</b>               |           | EU Directive 2002/91/EC  |

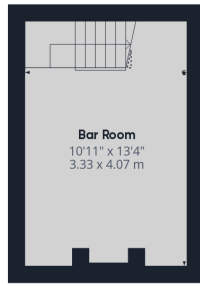


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

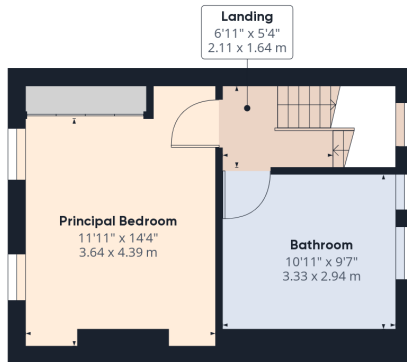
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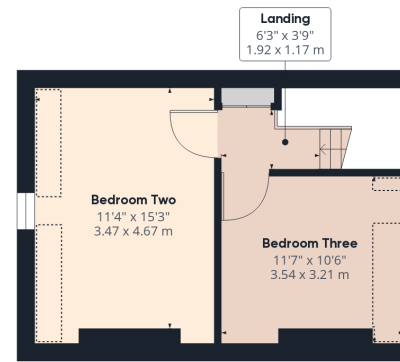
Floor -1 Building 1



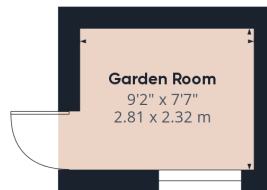
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1445.65 ft<sup>2</sup>  
134.31 m<sup>2</sup>

**Reduced headroom**

47.91 ft<sup>2</sup>  
4.45 m<sup>2</sup>

(1) Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

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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