



Terence Painter

ESTATE AGENTS

- Coastal Home
- Four Double Bedrooms Including a Master Bedroom Suite
- Located within Yards of Louisa Bay, Viking Bay & High Street
- Many Original Features
- Spacious & Flexible Living Accommodation Arranged Over Three Floors
- Beautifully Maintained & Presented
- 25'6" Kitchen/Diner
- Lounge with Log Burner Fireplace
- Front & Rear Gardens
- Dining Room
- Utility Room
- Master Bedroom Suite with Balcony, En-suite & Dressing Room

29 West Cliff Road, Broadstairs, Kent. CT10 1PU.

Freehold £650,000

A TRULY STUNNING EXAMPLE OF A TRADITIONAL FAMILY HOME OFFERING AN ABUNDANCE OF LIVING SPACE IDEALLY LOCATED WITHIN YARDS OF THE BEACH & AMENITIES! This stunning individual home is located within easy access of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is ideally located within close proximity of the property and features an eclectic range of local shops, restaurants and bars together with its mainline train station with high speed services to London. The area also benefits from a wide range of highly regarded schools and, if you find yourself with some spare time, North Foreland Golf Club is located within a mile of the property.

This wonderful home offers spacious and versatile accommodation arranged over three floors. On the ground floor there is a welcoming entrance hall with an impressive staircase, lounge with log burner fireplace, dining room, 25'6" well defined and appointed kitchen/diner and a large complementing utility room.

On the first floor there is a double bedroom with a Juliet balcony, family bathroom, large walk in cupboard (formerly an additional w.c) and an impressive master bedroom suite which boasts a 16'10" south facing balcony, dressing room and a stunning en-suite bathroom.

On the second floor are two further double bedrooms and access to a former roof garden which in our opinion, subject to obtaining the necessary consent, could make a fabulous roof terrace.

Externally the property features a low maintenance landscaped rear garden with an abundance of planting and to the front of the property is a wonderful south facing courtyard garden.

This really is a unique and impressive family home in a fabulous location. For further information or to arrange a visit please call Terence Painter Estate Agents today on 01843 866 866.

Ground Floor

Entrance

Access into the property is via a solid wooden front door to the entrance porch.

Entrance Porch

1.27m x 0.72m (4' 2" x 2' 4") There is a window to the side of the property and a glazed wooden door to the entrance hall.

Entrance Hall

6.51m x 1.15m (21' 4" x 3' 9") This welcoming entrance hall gives a great first impression to this home with an abundance of original features including ornate coving and ceiling roses, high level skirting boards, solid wooden doors and an impressive carpeted staircase to the first floor. Other features include a column style radiator, under stairs storage cupboard and wooden flooring.

Lounge

4.92m x 3.76m (16' 2" x 12' 4") This wonderful bright and airy south facing reception room features a three section sash bay window to the front of the property and bi-folding wooden doors to the dining room which open up to allow the lounge and the dining room to be one large reception room if required. The lounge boasts an attractive stone fireplace with a log burner inset and recess storage cupboards and shelving to both sides. There is ornate coving and a ceiling rose, high level skirting boards, media points, column radiator and wooden flooring.

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Dining Room

3.87m x 3.25m (12' 8" x 10' 8") This room can be accessed via the entrance hall or lounge and features a sash window to the rear of the property, cast iron fireplace, recess storage cupboard, ornate coving, ceiling rose and wooden flooring. The current vendors use this room as a second lounge.

Kitchen/Diner

7.77m x 3.09m (25' 6" x 10' 2") This really impressive sized and well defined room features two double glazed windows to the side of the property, door to the utility room and glazed French doors with side lights to the rear of the property which provide access and views to the garden. The bespoke kitchen comprises an extensive range of fitted wall, base and drawer units with space and plumbing for a dual fuel range cooker with an extractor hood over, dishwasher and an under counter fridge/freezer. There is a ceramic sink with mixer tap inset to wooden work tops, coloured glass splashbacks and under unit lighting. The dining area offers ample space for a large dining table and chairs, wall lights and a column radiator. Throughout this room there is tiled flooring.

Utility Room

4.89m x 1.48m (16' 1" x 4' 10") This room features glazed French doors to the front and rear. There is a range of fitted wall and base units with space and plumbing for a washing machine and tumble dryer, wooden work tops, panelled walls to dado level, wall lights, column radiator and tiled flooring.

First Floor

Landing

This is a split level landing with carpeted stairs to the second floor, high level skirting boards, column radiator, large walk in cupboard (which used to be a separate w.c) and carpet flooring.

Principal Bedroom

5.08m x 3.89m (16' 8" x 12' 9") This beautifully proportioned south facing room boasts a number of sash windows and doors to the front of the property which provide access to the balcony. There is an attractive cast iron fireplace with tiled detail and wooden surround, high level skirting boards, ornate coving and ceiling rose, column radiator and a door to the dressing room.

Balcony

5.13m x 0.94m (16' 10" x 3' 1") This is a south facing balcony.

Dressing Room

2.89m x 2.11m (9' 6" x 6' 11") There is an extensive range of fitted furniture, column radiator, high level skirting boards, ornate coving, carpet flooring and a door to the en-suite bathroom.

En-suite Bathroom

3.20m x 1.70m (10' 6" x 5' 7") There is a sash window to the rear of the property, panelled bath with mixer shower over, low level w.c, pedestal wash hand basin, ladder style towel radiator, panelled walls to dado level, wall lights, ornate coving and cork tiled flooring.

Bedroom Three

3.55m x 3.01m (11' 8" x 9' 11") There are glazed French doors to the rear of the property opening up to a Juliet balcony which enjoys views over the garden, picture rail, column radiator, high level skirting boards and carpet flooring.

Family Bathroom

2.36m x 2.15m (7' 9" x 7' 1") There is a frosted double glazed sash window to the side of the property, large fully tiled shower cubicle, low level w.c, pedestal wash hand basin, column radiator, varnished wooden panelled walls and cork tiled flooring.

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Second Floor

Landing

This is a split level landing with a glazed wooden door which leads out to a former roof garden, fitted linen cupboard, high level skirting boards, loft hatch and carpet flooring.

Former Roof Garden

7.08m x 3.13m (23' 3" x 10' 3") Our vendors have advised us that this area use to be a roof garden and in our opinion, subject to obtaining any necessary consent, this area could make a wonderful roof terrace with sea and roof top views across Broadstairs.

Bedroom Two

4.45m x 3.90m (14' 7" x 12' 10") 4.45m x 3.90m (14' 7" x 12' 10") There is a large double glazed dormer window to the front of the property, fitted wardrobes, cast iron fireplace, high level skirting boards, column radiator and carpet flooring.

Bedroom Four

3.96m x 2.89m (13' 0" x 9' 6") There is a sash dormer window to the rear of the property, fitted storage cupboards and shelving, cast iron fireplace, high level skirting boards, column radiator and carpet flooring.

Exterior

Rear Garden

The beautifully landscaped rear garden is arranged into two seating areas and features raised flower beds which are well stocked with a wide range of mature hedges, climbers and shrubs.

Front Garden

This small south facing garden is located to the front of the property and is brick paved with raised flower beds which are well stocked with a wide range of mature hedges and shrubs.

Council Tax Band

The council tax band is C.

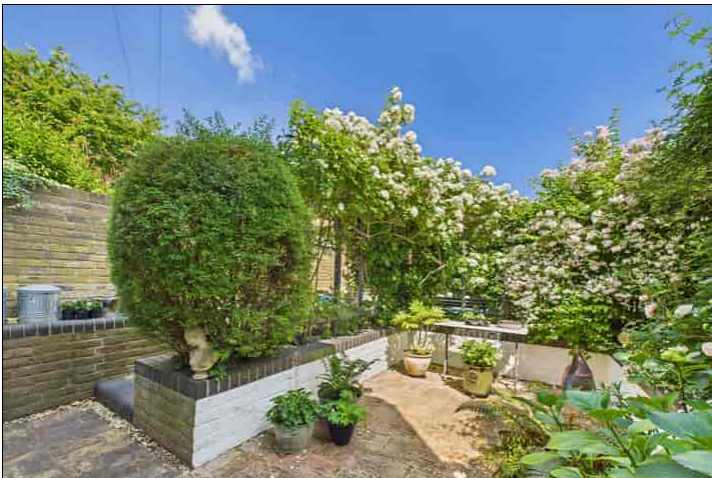
Parking

On street parking is available close to the property.



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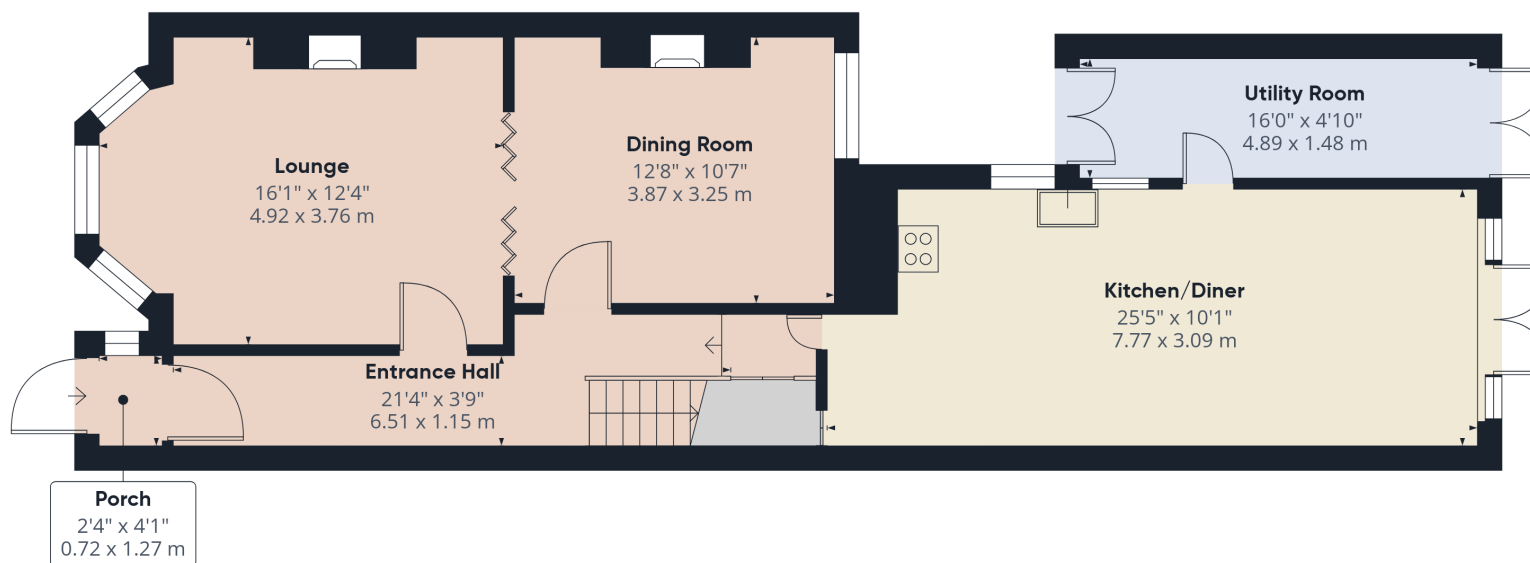


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	55	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor

Approximate total area⁽¹⁾

761 ft²

70.7 m²

(1) Excluding balconies and terraces

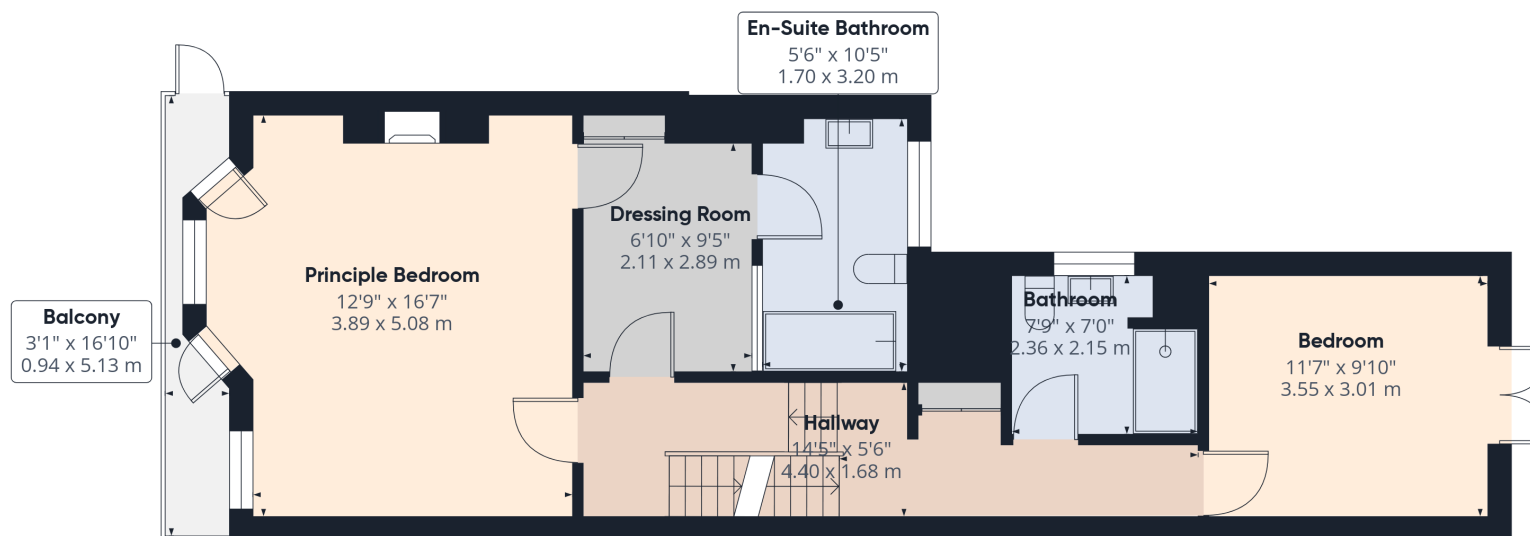
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

617 ft²

57.3 m²

Balconies and terraces

40 ft²

3.7 m²

(1) Excluding balconies and terraces

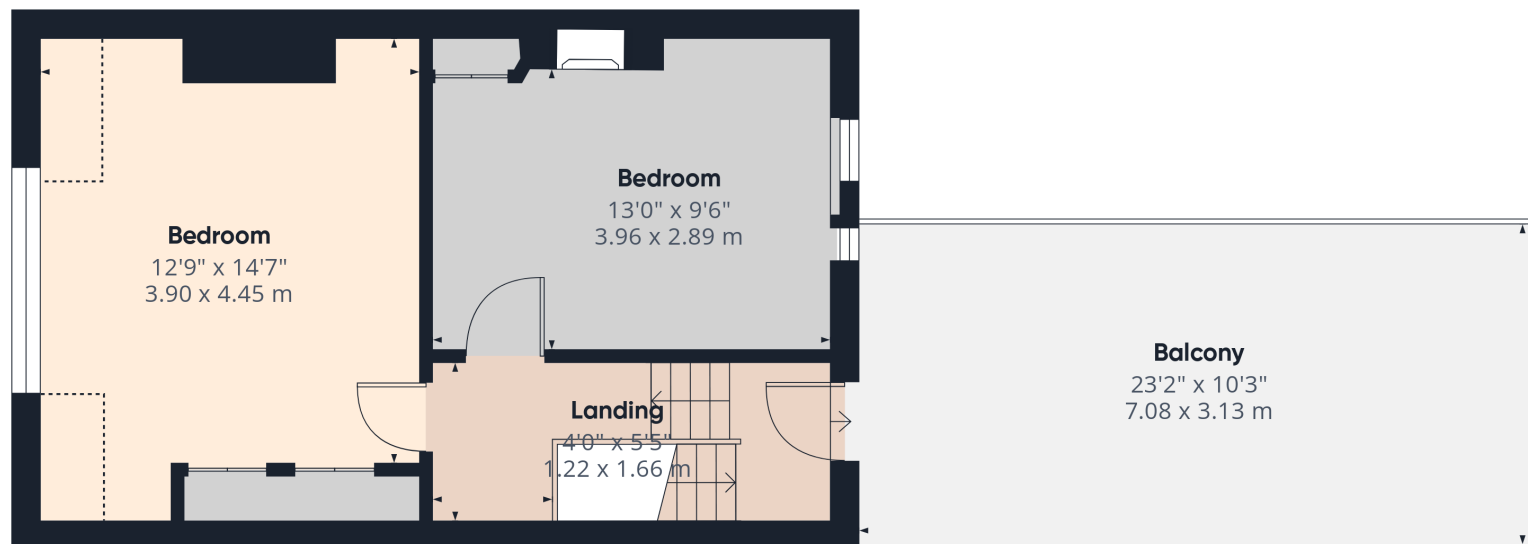
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Floor 2

Approximate total area⁽¹⁾

397 ft²

36.9 m²

Balconies and terraces

238 ft²

22.1 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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