

Terence Painter

ESTATE AGENTS



- Stunning Sea Views Across Viking Bay
- Third Floor Roof Top Apartment
- Front Balcony Overlooking Viking Bay
- Sunny Roof Terrace to the Rear
- Two Bedrooms
- Open Plan Living
- Underfloor Heating
- Recently Renovated
- On-Line Virtual Viewing Available



Flat 5, 7 Victoria Parade, Broadstairs. CT101QS.

Leasehold Share of Freehold £450,000

STUNNING SEA VIEWS ACROSS VIKING BAY FROM THIS THIRD FLOOR ROOF TOP SEA FRONT APARTMENT - WITH TWO ROOF TERRACES!

Situated directly overlooking the main beach at Broadstairs is this recently renovated two bedroom roof-top apartment. The apartment sits within a prominent seafront building and boasts some of Broadstairs' finest sea and bay views from the front roof terrace and windows. The apartment also features a good size second private roof terrace to the rear with a south & westerly aspect. This bright and airy accommodation extends across the entire top floor of the building and features a high specification with an array of modern conveniences including underfloor heating, whilst boasting an attractive fully restored external Victorian façade.

The town's quaint high street is ideally located within easy access 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.

Available for viewing now this apartment would make the perfect weekend retreat or holiday home. Call 01843 866866 to arrange your appointment to view! On-line virtual tour also available

Ground Floor

Entrance

Entrance is via a communal front door and entrance hall with stairs leading to the third floor.

Third Floor

Landing

With private front door to:

Open Plan Living/Dining/Kitchen

5.76m x 3.27m extending to 4.22m into dormers (18' 11" x 10' 9" extending to 13'10") With two dormer style windows each with French doors and an additional central sliding door opening onto a small roof terrace with glass safety screen and breath-taking sea views across Viking Bay. Contemporary composite wood effect flooring with under-floor heating. Built-in storage cupboard housing boiler. Kitchen area fitted with a range of modern units incorporating a range of integrated appliances to include electric oven, ceramic induction hob, extractor, dish-washer, washing machine, and fridge-freezer. Quartz work-surface area with inset sink unit. Further built-in storage cupboard.

Front Balcony & Terrace

Front facing terrace area with paved flooring providing a small seating area and balcony extending the full width of the property, with glass screen and breath-taking sea views across Viking Bay.

Inner Hallway

With storage cupboard, access to bedrooms, bathroom and rear roof terrace.

Rear Roof Terrace

3.640m x 2.290m (11' 11" x 7' 6") Perfect for alfresco dining with a south and westerly aspect, obscure privacy glass and steel railings. Slab-tiled flooring. Outside light.

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Bedroom One

3.880m x 3.680m (12' 9" x 12' 1") Dual aspect room with feature bay window to side with sea views and further window to side. Contemporary composite wood effect flooring with under-floor heating.

Bedroom Two

2.51m x 2.11m extending to 2.70m (8' 3" x 6' 11" extending to 8'11") Approx. 8.5m² (91sqft) With window to rear. Contemporary composite wood effect flooring with under-floor heating. Sash window to rear overlooking the rear roof terrace.

Bathroom/WC

Contemporary suite fitted with jacuzzi bath with shower and screen over, wash basin with vanity storage under and W.C. Sash window to side. Fitted mirror with light. Chrome towel rail radiator. Tiled floor with under-floor heating.

Lease

The apartment benefits from the remainder of a 125 year lease (commenced in 2022) and a share of the freehold.

Ground rent £250 per annum.

Maintenance shared equally between the five flats.

Pets, sub-letting and holiday lets are permitted.

Parking

On street parking. Residents permit parking is available.

Accessibility

Please note that the flat is accessible via an internal communal staircase with stairs leading to the top (third floor), the building does not have a lift.

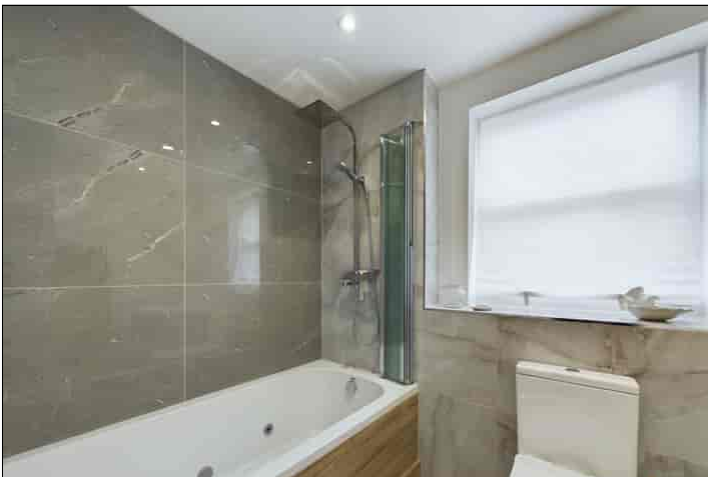
EPC Rating - C

Council Tax Band - B



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

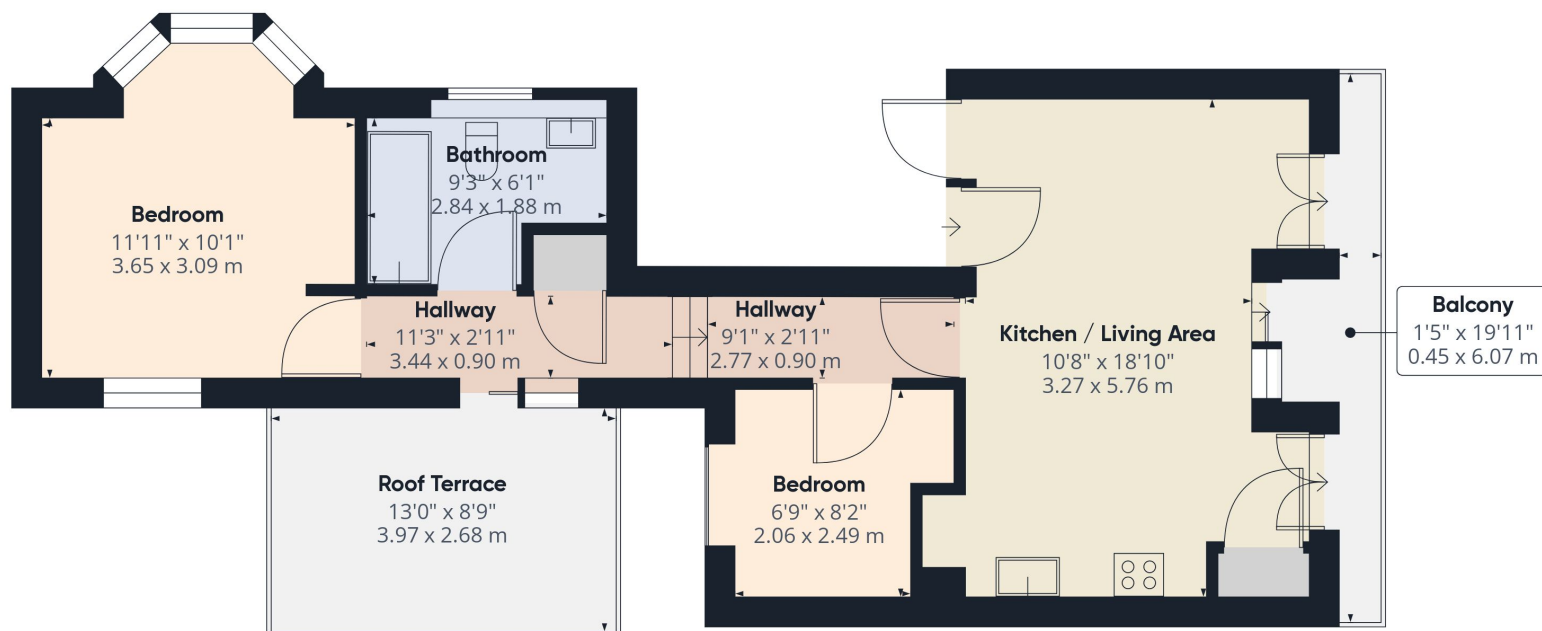


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

576.1 ft²

53.52 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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