



# Terence Painter

ESTATE AGENTS

- Period Character Home
- Two Bedrooms
- Many Original Features
- Conservatory
- Shower Room
- 21'1" Lounge/Diner
- Cellar Room
- Accommodation Arranged Over Four Floors
- No Forward Chain
- Council Tax Band A
- Some Updating Required
- Pretty Courtyard Garden
- Located close to Shops, Schools & Transport Links
- Fitted Kitchen

39 High Street, St Peters, Broadstairs, Kent. CT10 2TH.

Freehold £235,000

PUT YOUR STAMP ON THIS PERIOD HOME IN THE HEART OF THE VILLAGE OF ST PETERS BEING OFFERED WITH NO FORWARD CHAIN!...

This is an fantastic opportunity to put your stamp on this quaint and unique period house situated in the heart of the picturesque village of St Peters within only metres of the local shops, restaurants and pubs. The property is also in the catchment area of both of the local Primary Infant and Junior Schools both of which received an “outstanding “ report from their latest Ofsted inspection.

The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

This home boasts many original features with deceptively spacious living accommodation arranged over four floors. On the ground floor there is a welcoming entrance porch, 21'1" lounge/diner, fitted kitchen and a conservatory which features glazed French doors to the rear courtyard garden. On the upper two floors are two bedrooms with fitted wardrobes and a shower room. This home also offers a large cellar room with lighting, power points and heating.

Externally this home benefits from a pretty shingled courtyard style garden.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Access into the property is via gothic style glazed doors.

### Entrance Porch

There is a glazed wooden door to the lounge/diner.

### Lounge/Diner

6.42m x 3.87m (21' 1" x 12' 8") This room features a bay window to the front of the property, open doorway to the kitchen, stairs to the first floor and cellar room, lantern light, media points, radiator and exposed floorboards.

### Kitchen

3.36m x 2.53m (11' 0" x 8' 4") There are glazed French doors to the conservatory. The kitchen comprises a range of fitted wall, base and drawer units with an integrated electric oven and five burner gas hob. There is space and plumbing for a washing machine and fridge/freezer, ceramic sink inset to wooden worktops and a radiator.

### Conservatory

2.34m x 2.33m (7' 8" x 7' 8") There are glazed French doors with side lights to the garden.

**39 High Street, St Peters, Broadstairs, Kent. CT10 2TH.**

**£235,000**

**First Floor**

**Landing**

There are carpeted stairs to the second floor, fitted cupboard, carpet flooring and doors leading off to the bedroom and shower room.

**Bedroom**

3.98m x 2.50m (13' 1" x 8' 2") There are two double glazed windows to the front of the property, fitted wardrobes with mirrored doors, radiator and carpet flooring.

**Shower Room**

2.34m x 1.24m (7' 8" x 4' 1") There is a small window to the rear of the property, fully tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, low level w.c, wash hand basin inset to a vanity unit and a mirror.

**Second Floor**

**Bedroom**

3.93m x 2.75m (12' 11" x 9' 0") There is a double glazed dormer window to the front of the property, fitted wardrobe, radiator and carpet flooring.

**Basement Level**

**Cellar Room**

3.30m x 2.93m (10' 10" x 9' 7") There are wall lights, radiator and carpet flooring.

**Exterior**

**Garden**

This is an attractive shingled courtyard style garden with walled boundaries, timber shed and a range of mature shrubs.

**Council Tax Band**

The council tax band is A.

**Agents Note**

The vendor has informed us that the property had planning consent approximately 15 years ago for a rear extension to create a third bedroom. The consent has now lapsed.

**39 High Street, St Peters, Broadstairs, Kent. CT10 2TH.**

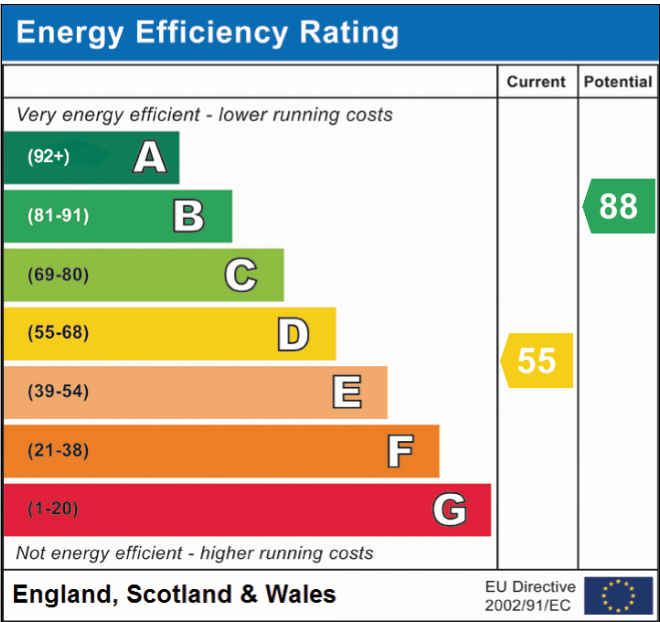
**£235,000**



**39 High Street, St Peters, Broadstairs, Kent. CT10 2TH.**

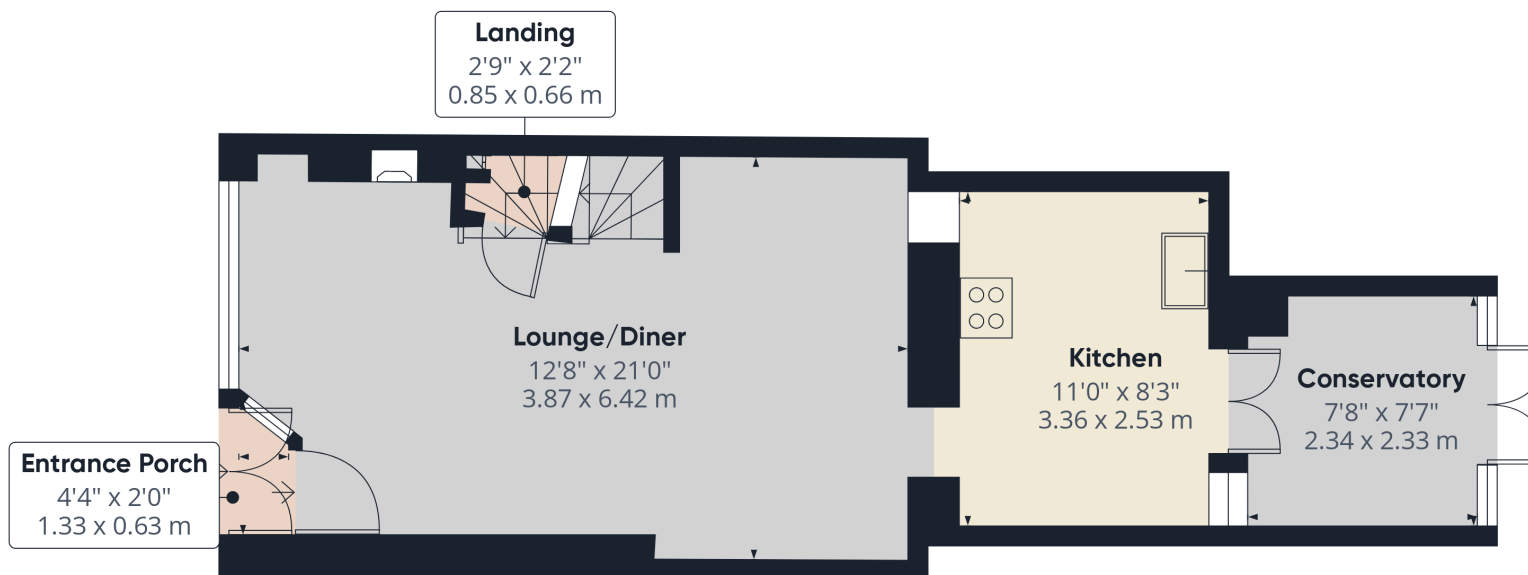
**£235,000**





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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



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

388 ft<sup>2</sup>  
36.1 m<sup>2</sup>

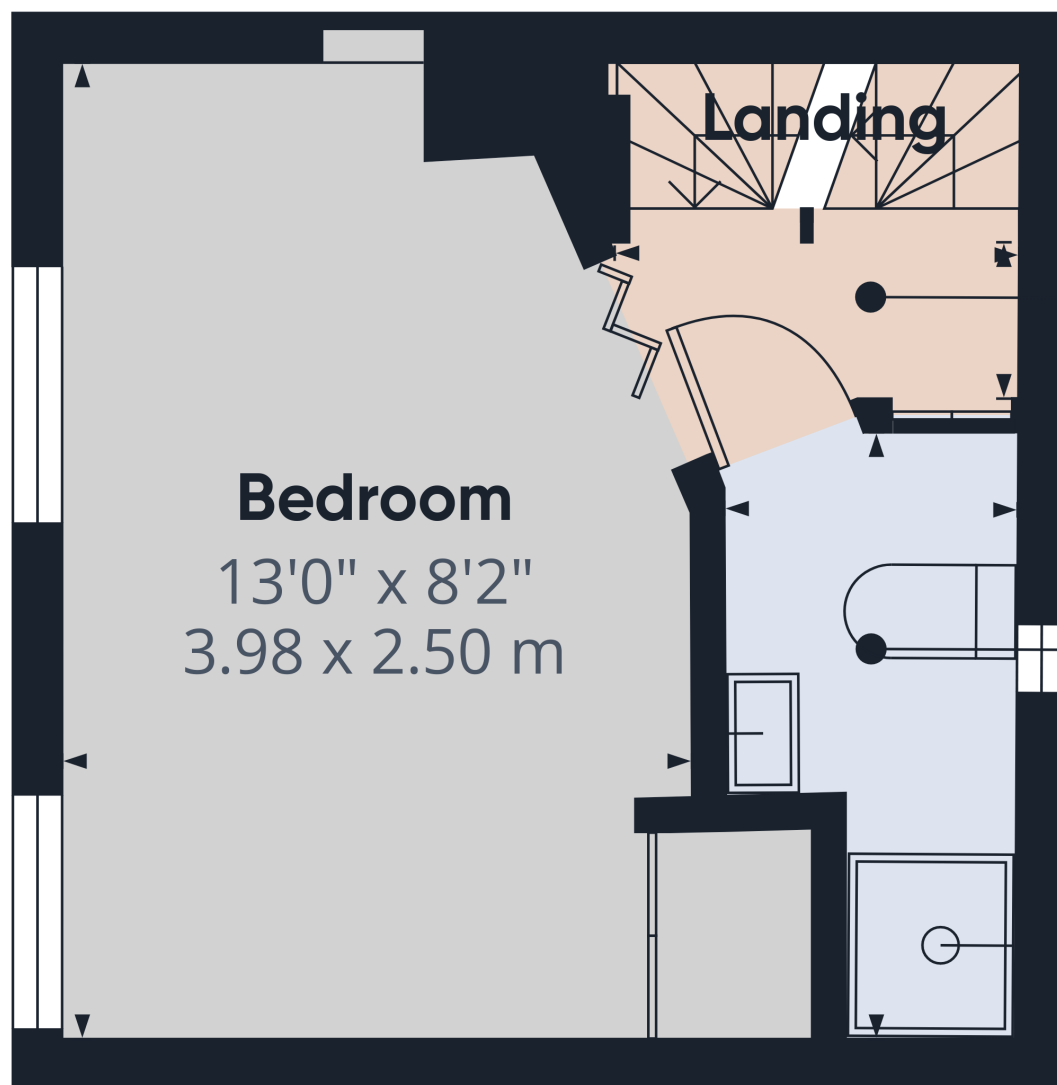
(1) Excluding balconies and terraces

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

GIRAFFE360

39 High Street, St Peters, Broadstairs, Kent. CT10 2TH.

£235,000



## Bedroom

13'0" x 8'2"  
3.98 x 2.50 m

## Landing

**Landing**  
2'1" x 5'1"  
0.65 x 1.57 m

## Bathroom

7'8" x 4'0"  
2.34 x 1.24 m

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

141 ft<sup>2</sup>  
13.1 m<sup>2</sup>

(1) Excluding balconies and terraces

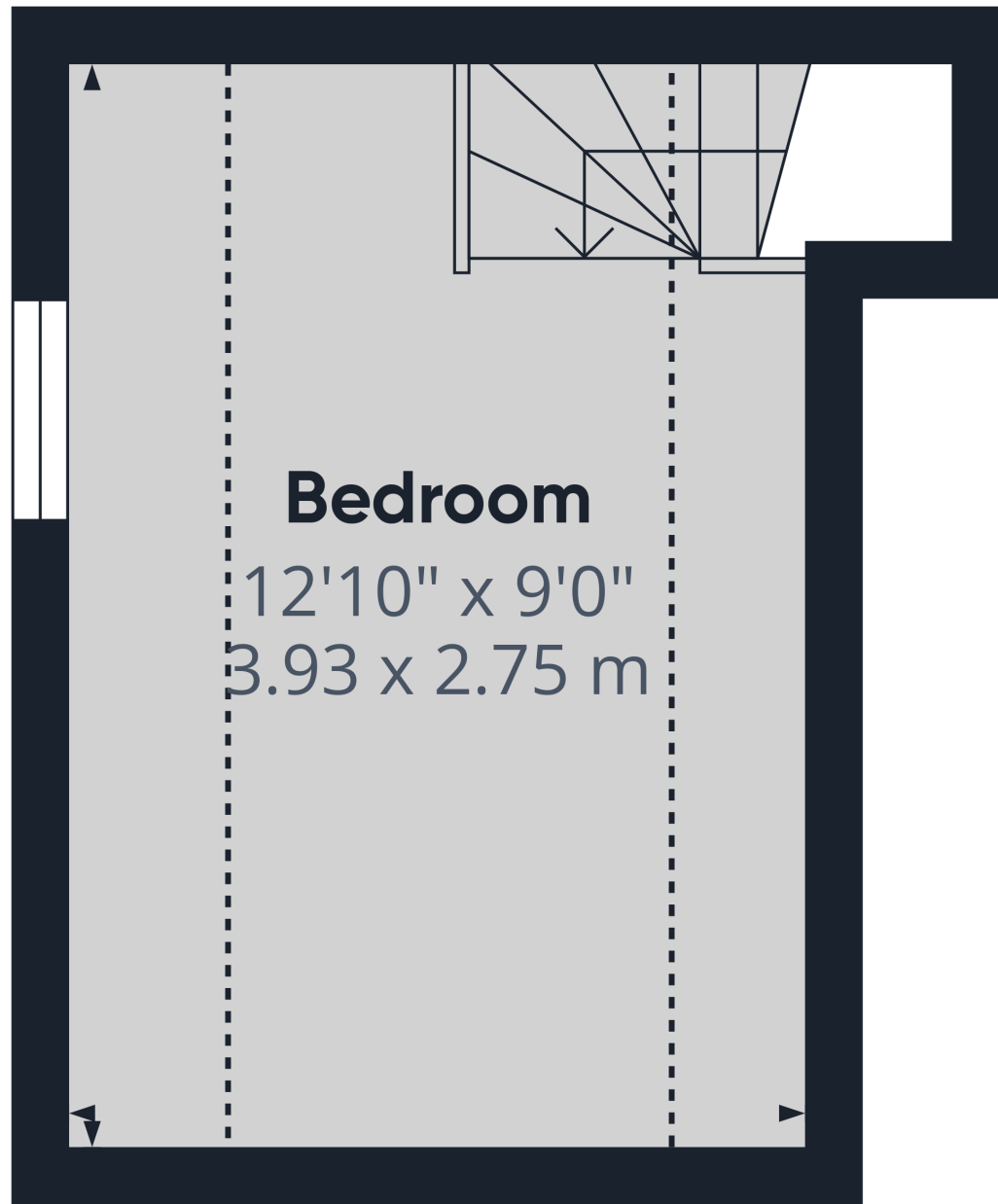
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

39 High Street, St Peters, Broadstairs, Kent. CT10 2TH.

£235,000



Floor 2

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

104 ft<sup>2</sup>

9.7 m<sup>2</sup>

**Reduced headroom**

41 ft<sup>2</sup>

3.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

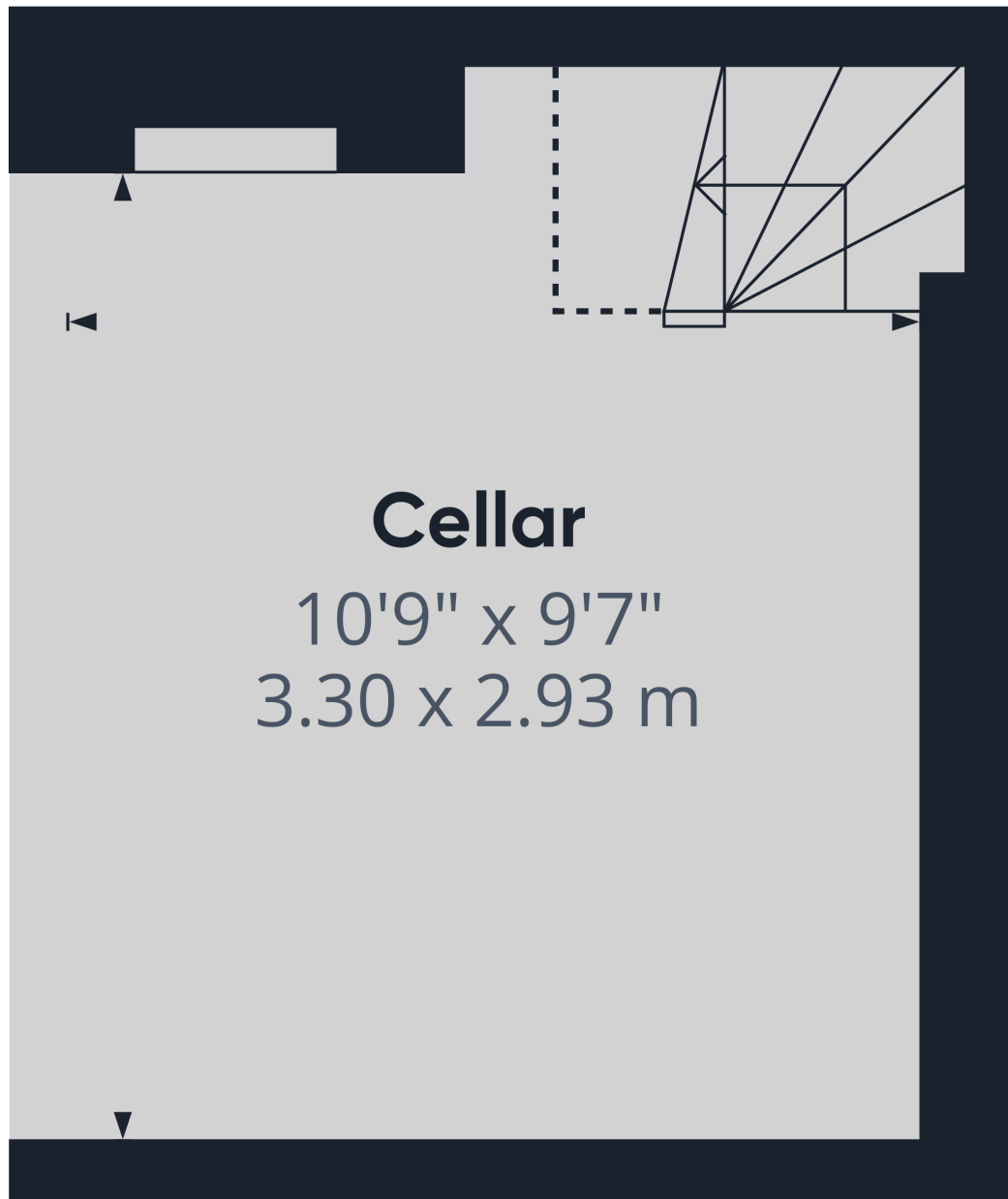
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

39 High Street, St Peters, Broadstairs, Kent. CT10 2TH.

£235,000





Floor -1

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

112 ft<sup>2</sup>  
10.4 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.5 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.

GIRAFFE360

39 High Street, St Peters, Broadstairs, Kent. CT10 2TH.

£235,000