





Terence Painter
ESTATE AGENTS

- Semi Detached House
- Five Bedrooms
- No Forward Chain
- Refurbishment Required
- Located close to High Street, Beach, Schools & Transport Links
- Accommodation Arranged over Three Floors
- Generously Sized Lawned Garden
- Driveway
- Central Broadstairs Location
- Three Reception Rooms
- Cellar
- Period Features & Fireplaces

Fairholme, Gladstone Road, Broadstairs, Kent. CT10 2JD.

Freehold £465,000

Put Your Own Stamp on This Spacious Five-Bedroom Period Home – Perfect for Family Living!

Situated in one of Broadstairs' most desirable residential areas, this substantial five-bedroom semi-detached period property offers a fantastic opportunity to create a truly exceptional family home. Ideally located close to highly regarded schools, the High Street, beautiful beaches, and excellent transport links, it's perfectly suited to modern family life. Offered with no forward chain, the property requires a full programme of renovation both inside and out, but boasts generous accommodation arranged over three floors, measuring in excess of 2,000 sq. ft.

The ground floor features a welcoming entrance porch with mosaic tiled flooring and a charming stained-glass wooden door, leading into an impressive entrance hall with a door to the cellar. There is a spacious 17'10 lounge with a striking cast iron fireplace and box sash bay window, a separate dining room with French doors opening onto the garden, a breakfast room, and a kitchen with direct access to the rear garden. On the first floor, there are three well-proportioned bedrooms—each with original cast iron fireplaces—along with a family bathroom and separate WC. The principal bedroom also benefits from an adjoining dressing room.

The second floor offers two further generously sized double bedrooms, both featuring sash dormer windows and cast iron fireplaces. Outside, the property continues to impress with a large lawned rear garden and a private driveway.

Full of character and potential, this is a rare opportunity to acquire a substantial home in a highly sought-after location. Contact Terence Painter Estate Agents today on 01843 866866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a wooden front door.

Entrance Porch

There is mosaic tiled flooring and a wooden door with stained glass inset.

Entrance Hall

7.51m x 1.67m (24' 8" x 5' 6") There is a sash window to the side of the property, door to the cellar room and stairs to the first floor level.

Lounge

5.44m x 4.01m (17' 10" x 13' 2") There is a cast iron fireplace with marble surround and a sash box bay window to the front of the property.

Dining Room

4.26m x 3.63m (14' 0" x 11' 11") There is a cast iron fireplace with marble surround and French doors to the rear garden.

Breakfast Room

4.26m x 3.63m (14' 0" x 11' 11") There is a window to the side of the property, built in storage cupboards and open doorway to the kitchen.

Kitchen

3.63m x 2.49m (11' 11" x 8' 2") There are windows to the side and rear of the property, door to the rear providing access to the garden and built in kitchen units.

Fairholme, Gladstone Road, Broadstairs, Kent. CT10 2JD. **£465,000**

First Floor

Landing

This is a split level landing with a window to the side of the property.

Bedroom One

5.45m x 3.34m (17' 11" x 10' 11") There is a sash box bay window to the front of the property, door to the dressing room, cast iron fireplace with marble surround and a fitted cupboard.

Dressing Room

3.00m x 1.86m (9' 10" x 6' 1") There is a sash window to the front of the property

Bedroom Two

4.35m x 3.33m (14' 3" x 10' 11") There is a sash window to the rear of the property, cast iron fireplace with marble surround and a fitted cupboard.

Bedroom Three

3.56m x 2.83m (11' 8" x 9' 3") There is a sash window to the rear of the property and a cast iron fireplace.

Second Floor

Landing

There is a window to the side of the property.

Bedroom Four

5.36m x 4.50m (17' 7" x 14' 9") There is a sash dormer window to the rear of the property and a cast iron fireplace.

Bedroom Five

4.39m x 3.38m (14' 5" x 11' 1") There is a sash dormer window to the rear of the property and a cast iron fireplace.

Exterior

Rear Garden

This home boasts a generously sized lawned rear garden with side access to one side of the property.

Driveway

There is a paved driveway to the front of the property

Council Tax Band

The council tax band is D.

Fairholme, Gladstone Road, Broadstairs, Kent. CT10 2JD. **£465,000**

Agents Note

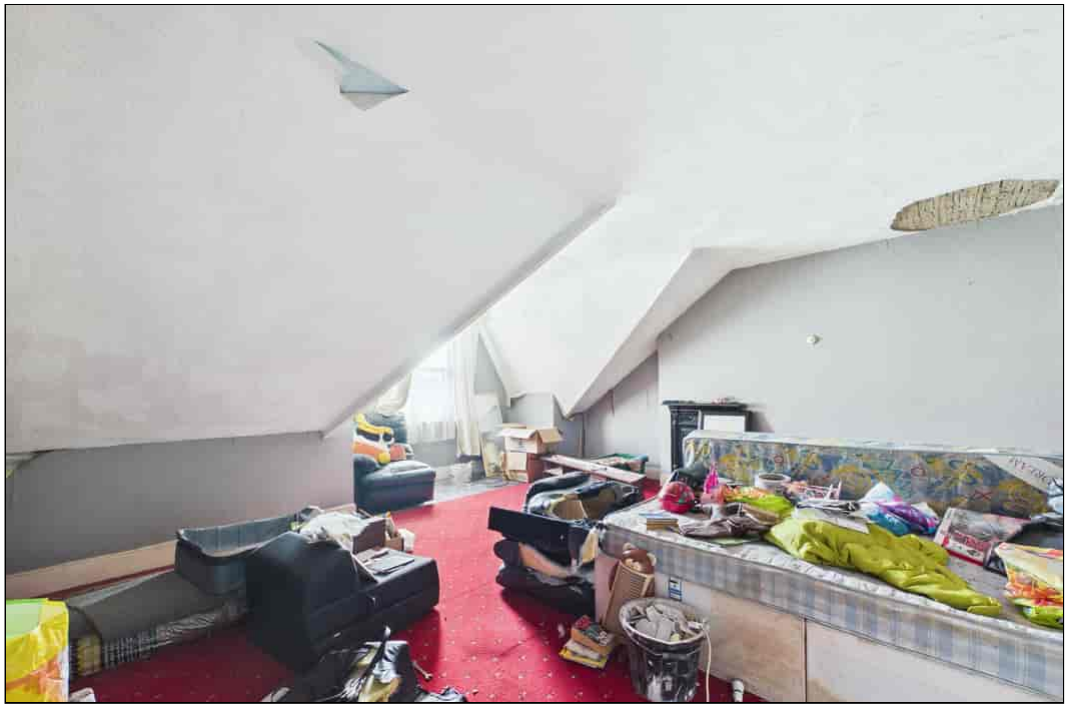
Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

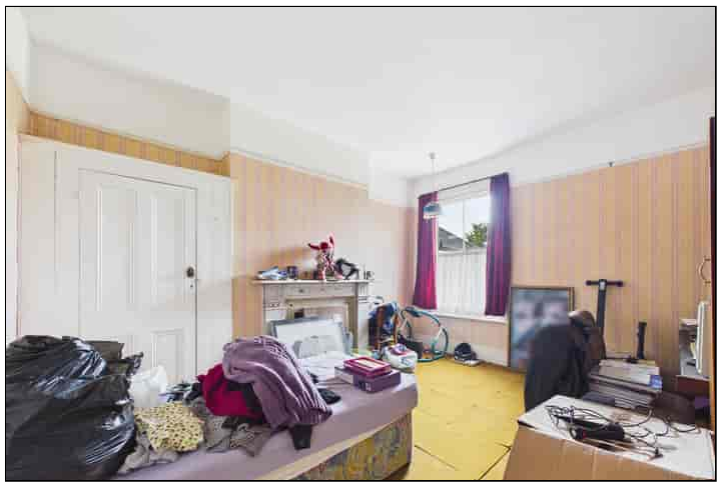
Photos - Please note that some of the images shown are AI enhanced.

Central Heating

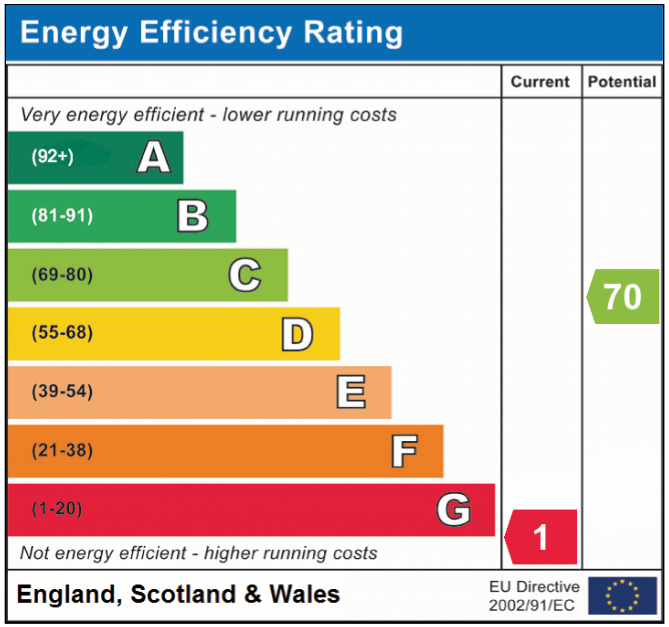
Please be aware that this property does not currently have central heating installed. The vendor has informed us that a new boiler and radiators are included in the sale; however, these are boxed and will require installation by the buyer.













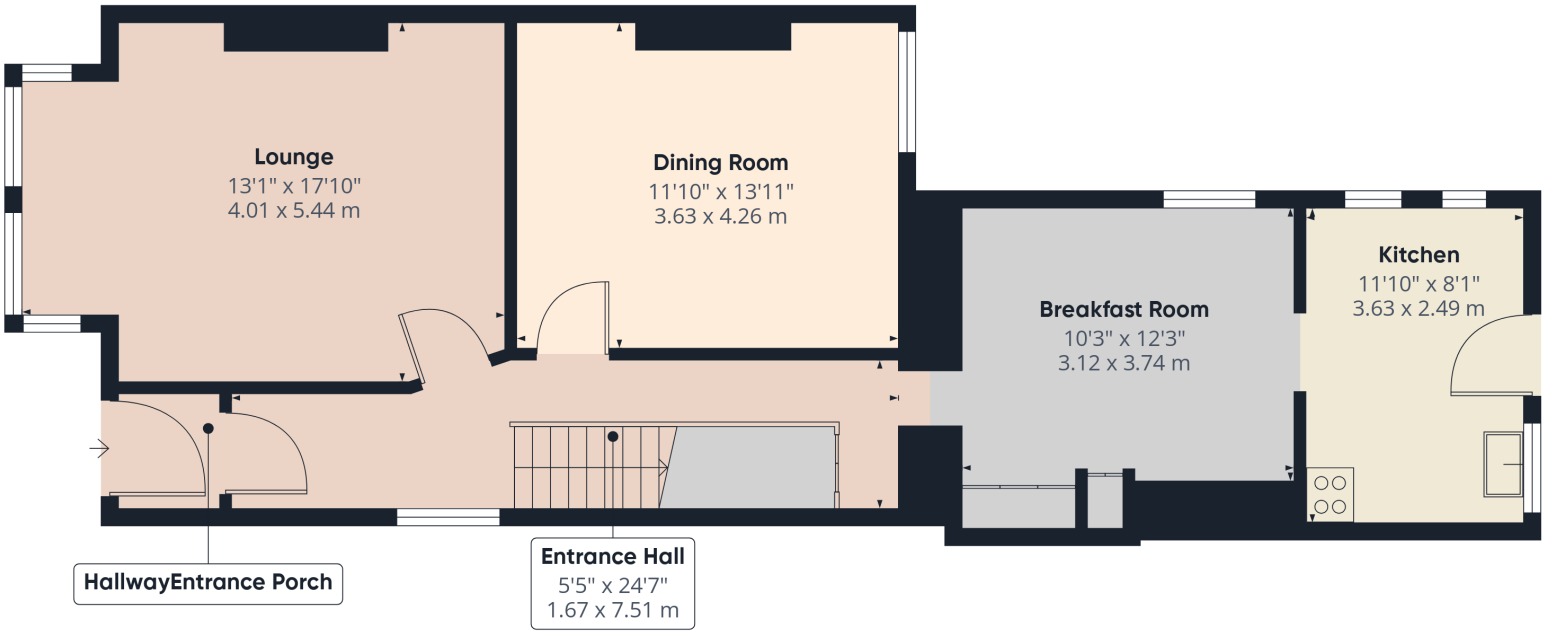




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.

Terence Painter
ESTATE AGENTS





Ground Floor

Approximate total area(1)

758 ft²

70.4 m²

(1) Excluding balconies and terraces

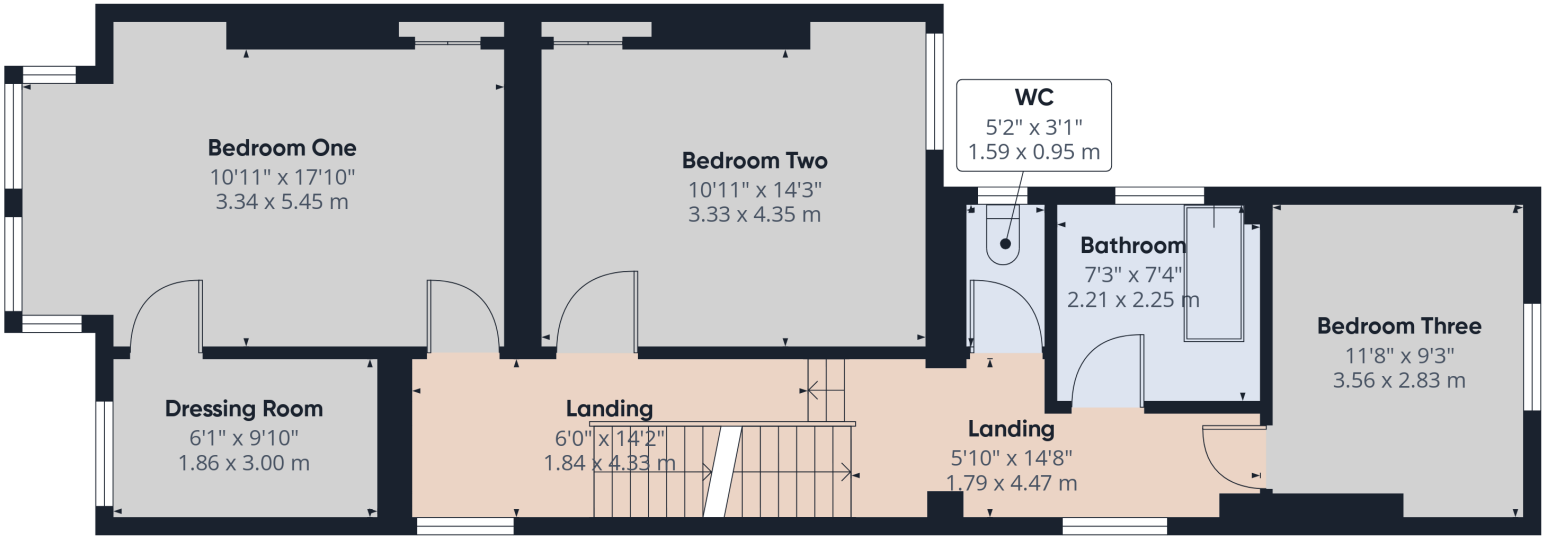
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Fairholme, Gladstone Road, Broadstairs, Kent. CT10 2JD.

£465,000

Terence Painter
ESTATE AGENTS





Floor 1

Approximate total area(1)

737 ft²

68.6 m²

(1) Excluding balconies and terraces

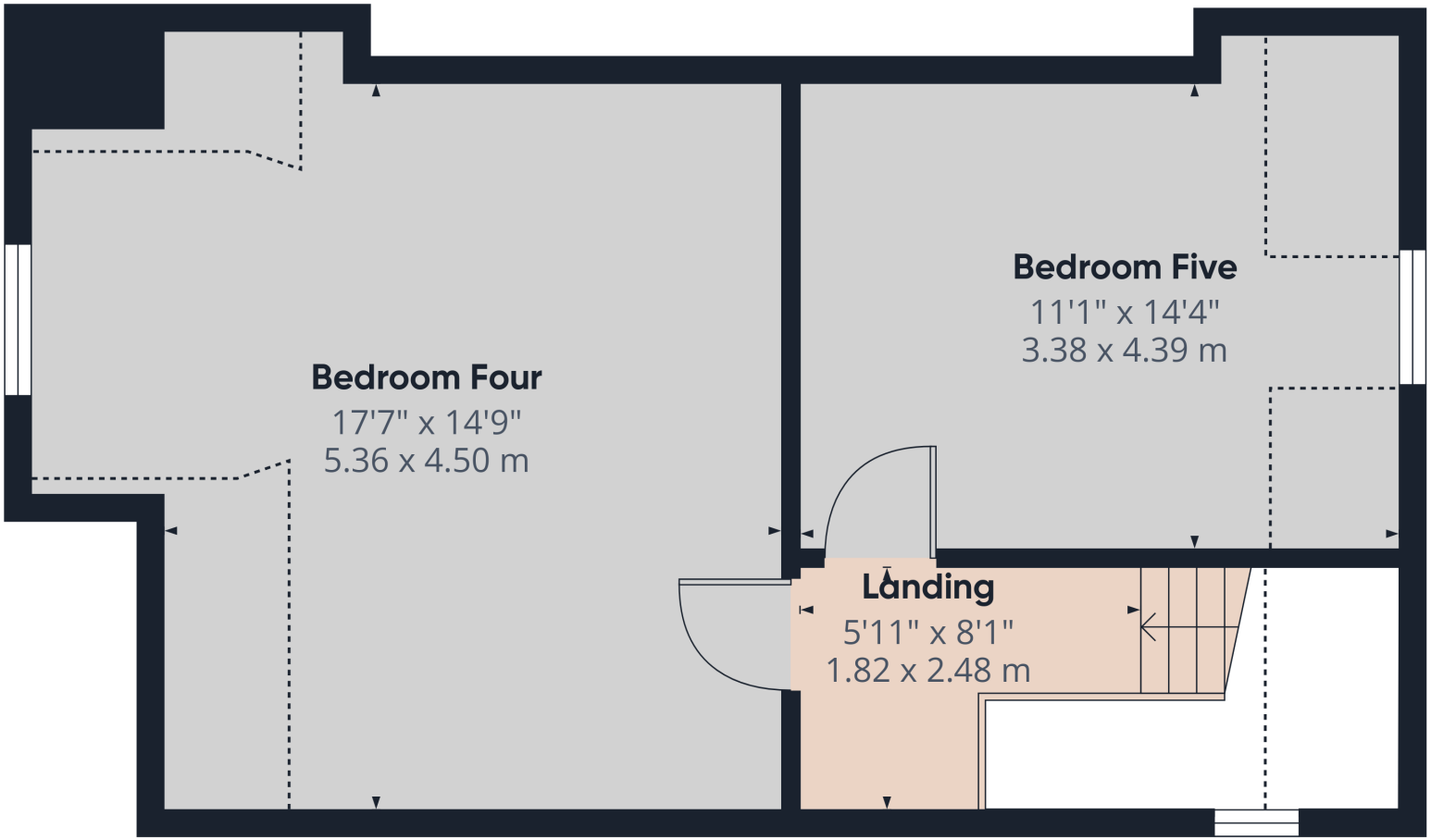
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Fairholme, Gladstone Road, Broadstairs, Kent. CT10 2JD.

£465,000

Terence Painter
ESTATE AGENTS



Approximate total area(1)

498 ft²

46.2 m²

Reduced headroom

67 ft²

6.3 m²

(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

Floor 2

Fairholme, Gladstone Road, Broadstairs, Kent. CT10 2JD.

£465,000