



Terence Painter

ESTATE AGENTS

- Semi Detached Period Home
- Seven Double Bedrooms
- Coastal Location
- Three Reception Rooms
- Three Bathrooms & An Outside W.C
- Spacious Living Accommodation Measuring Approximately 2386ft² (222m²)
- Many Original Features
- Accommodation Arranged Over Three Floors
- Located Within Yards of Stone Bay & Viking Bay
- Generous Size & Well Maintained Garden With a Large Garden Room/studio & Two Garden Store Rooms
- Ideally Situated for Local Shops, Schools, Transport Links and Beaches

The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

Freehold £800,000

SUBSTANTIAL EDWARDIAN FAMILY HOME, RICH IN PERIOD CHARM AND CHARACTER, IDEALLY POSITIONED JUST METRES FROM STONE BAY’S SEAFRONT AND SANDY BEACH

Offered to the market with no forward chain, this impressive and substantial semi-detached Edwardian home enjoys a highly sought-after coastal location, just moments from the family-friendly sands of Stone Bay. Lovingly cared for by the current owners, the property offers spacious and versatile accommodation arranged across four floors, combining an abundance of original period features with a range of modern conveniences. Perfectly positioned for those seeking a coastal lifestyle, the property is within easy walking distance of Broadstairs High Street, with its excellent selection of independent shops, cafés, bars and restaurants. Broadstairs railway station is also within approximately half a mile, providing High Speed rail services to London.

A large and welcoming entrance hall immediately sets the tone for this exceptional home, showcasing many of the original features that can be found throughout, including an attractive fireplace, varnished floorboards, ornate coving and an impressive staircase rising to the upper floors. The ground floor offers an excellent selection of living accommodation. The principal lounge is a particularly attractive room, centred around a striking cast-iron fireplace, while a second reception room features French doors opening directly onto the rear garden. There is also a separate dining room, which flows through an open doorway into a well-appointed traditional shaker-style kitchen, enjoying views over and access to the garden. The first floor is centred around a grand galleried-style landing, with a further staircase rising to the second floor.

This level provides four generously proportioned double bedrooms, a family bathroom and a separate shower room. The second floor offers a further three double bedrooms and an additional bathroom, providing exceptional flexibility for larger families, guests or those requiring space to work from home.

The rear bedroom enjoys particularly impressive elevated and distant sea views. The accommodation is further complemented by a useful cellar at basement level. Externally, the property continues to impress with a delightful, established rear garden, predominantly laid to lawn and bordered by an abundance of mature hedging and planting. There are also two brick-built garden rooms, an outside W.C. and a substantial 22'1" garden room with light and power, currently used by the vendors as an art studio and offering excellent potential for a variety of uses.

A rare opportunity to acquire a substantial and characterful Edwardian family home in one of Broadstairs’ most desirable coastal locations, just metres from the sea and sandy beach at Stone Bay. For your personal appointment to view, call Terence Painter Estate Agents on 01843 866866.

Ground Floor

Entrance

Access into the property is via a large stained glass wooden front door with complementing sidelights.

Entrance Hall

4.68m x 3.44m (15' 4" x 11' 3") This grand entrance hall benefits from many original features such as an attractive painted wooden staircase to all floors, two windows to the side of the property, feature cast iron fireplace with tiled detail and hearth, picture rails, ornate coving, high level skirting boards. radiator and varnished wooden floorboards. There are doors leading off to the principle lounge, reception room two/family room, dining room and cellar.

Principle Lounge

4.84m x 4.08m (15' 11" x 13' 5") This room features a box bay window to the front of the property, large feature cast iron fireplace with a wooden surround and a tiled hearth, media points, high level skirting boards, picture rail, ornate coving, two radiators and varnished wooden floorboards.

Reception Room Two/Family Room

4.71m x 4.10m (15' 5" x 13' 5") This room enjoys direct access to the rear garden via double glazed French doors to the rear of the property with sidelights. There is a feature fireplace with a detailed wooden surround and tile hearth, high level skirting boards, picture rail, ornate coving, radiator and painted wooden floorboards.

Dining Room

3.73m x 2.95m (12' 3" x 9' 8") There are two large double glazed windows to the side of the property, feature tiled fireplace with wooden surround, recess storage cupboard, two radiators, high level skirting boards and varnished parquet wooden flooring. There is an open doorway to the kitchen.

Kitchen

4.02m x 2.85m (13' 2" x 9' 4") This traditional style family kitchen is flooded with natural light thanks to a double glazed window to the rear of the property and two double glazed windows and door to the side which also provide access to the garden. There is an extensive range of wooden shaker style wall, base and drawer units with an integrated dishwasher and space and plumbing for a washing machine, fridge/freezer and dual fuel range cooker with an extractor hood over. There is a ceramic butler style sink with mixer tap inset to worktops. There is localised wall tiling, down lights and tiled flooring.

The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

£800,000

First Floor

First Floor Landing

This large landing features a window to the side of the property with side on sea view, high level skirting boards, painted stairs to the second floor level, radiator and carpet flooring.

Principle Bedroom

4.27m x 4.14m (14' 0" x 13' 7") There is a double glazed window to the front of the property with side on sea view, attractive cast iron fireplace with tiled detail and wooden surround, high level skirting boards, picture rail, ornate coving, radiator and carpet flooring.

Bedroom Two

4.71m x 3.10m (15' 5" x 10' 2") There is a double glazed window to the rear of the property, attractive cast iron fireplace with tiled detail and wooden surround, high level skirting boards, picture rail, ornate coving, radiator and painted wooden floorboards.

Bedroom Three

3.55m x 2.83m (11' 8" x 9' 3") There is a double glazed window to the rear of the property with side on sea glimpse, attractive cast iron fireplace with tiled detail and wooden surround, high level skirting boards, picture rail, radiator and carpet flooring.

Bedroom Four

2.97m x 2.80m (9' 9" x 9' 2") There is a double glazed window to the side of the property with side on sea view, high level skirting boards, loft hatch, radiator and carpet flooring.

Bathroom

3.46m x 2.29m (11' 4" x 7' 6") This beautifully appointed room features a freestanding claw foot bath with an antique style mixer tap with a hand shower attachment, low level w.c, pedestal wash hand basin, radiator, tiled flooring and a large double glazed window to the front of the property with side on sea views.

Seperate Shower Room

1.23m x 0.75m (4' 0" x 2' 6") This fully tiled room features a frosted double glazed window to the side of the property and a fitted rain style shower head with a hand shower attachment.

Second Floor

Landing

3.98m x 1.70m (13' 1" x 5' 7") There is a doble glazed window to the side of the property offering elevated sea views, two loft hatches, high level skirting boards and carpet flooring.

Bedroom Five

4.59m x 2.90m (15' 1" x 9' 6") There is a double glazed dormer window to the front of the property with side on sea view, attractive cast iron fireplace, skirting boards, radiator and carpet flooring.

Bedroom Six

3.84m x 2.80m (12' 7" x 9' 2") There is a double glazed dormer window to the front of the property with side on sea view, skirting boards, radiator and carpet flooring.

Bedroom Seven

3.84m x 2.80m (12' 7" x 9' 2") There is a double glazed dormer window to the rear of the property which enjoys elevated roof and sea views towards Viking Bay, attractive cast iron fireplace, skirting boards, radiator and carpet flooring.

Bathroom

2.77m x 2.04m (9' 1" x 6' 8") There is a frosted dormer window to the rear of the property, panelled bath, low level w.c, pedestal wash hand basin, radiator, part panelled walls to dado level and painted wooden floorboards.

Cellar

Cellar Room

4.45m x 2.05m (14' 7" x 6' 9")

The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

£800,000

Exterior

Rear Garden

This fantastic size garden is perfect for family life and features a shingled seating area immediately to the property which steps down to a predominantly lawned garden with a wide range of mature hedges and shrubs. There is a further shingled seating area to the rear of the garden, double glazed doors to the garden store rooms and French doors to the garden room/studio. There is a side access gate, outside lighting and tap.

W.C

1.38m x 0.95m (4' 6" x 3' 1") This room is attached to the rear of the house and is easily accessible via a door leading from the kitchen. There is lighting and a low level w.c.

Garden Rooms

2.68m x 1.84m (8' 10" x 6' 0") & 2.75m x 1.84m (9' 0" x 6' 0") Divided into two separate room, both areas feature double glazed windows and doors.

Garden Room/Studio

6.73m x 4.25m (22' 1" x 13' 11") This fantastic addition to the property is currently being used as an art studio by the current vendors but could also make the ideal home gym, office or garden room. There is lighting, power points and painted wooden flooring.

Parking

There is unrestricted parking to the front of the property and surrounding roads.

Council Tax Band

The council tax band is D.

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.

Please note that some external images have been AI enhanced to remove parked vehicles and bins.



The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

£800,000

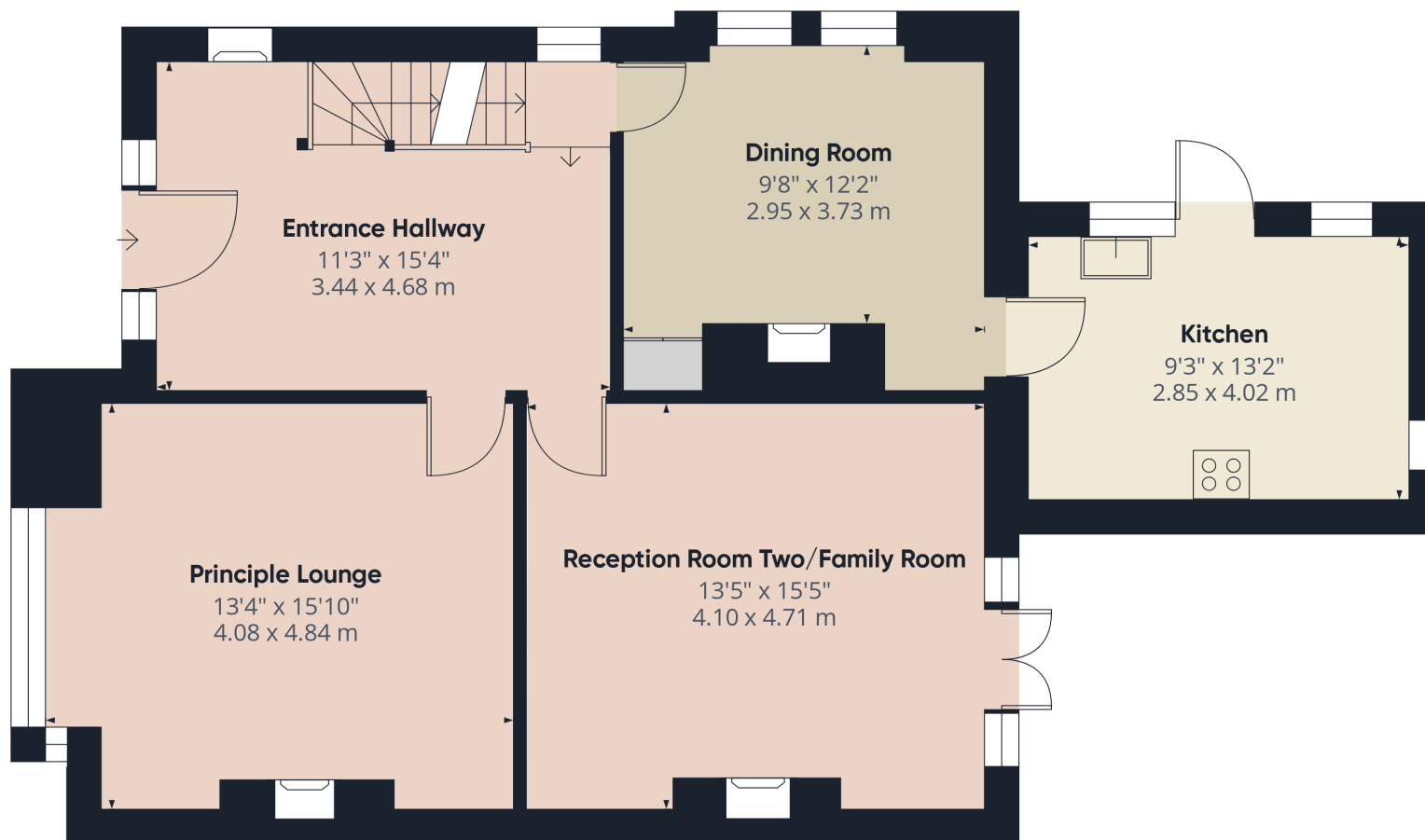


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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



Approximate total area⁽¹⁾

816 ft²
75.8 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.

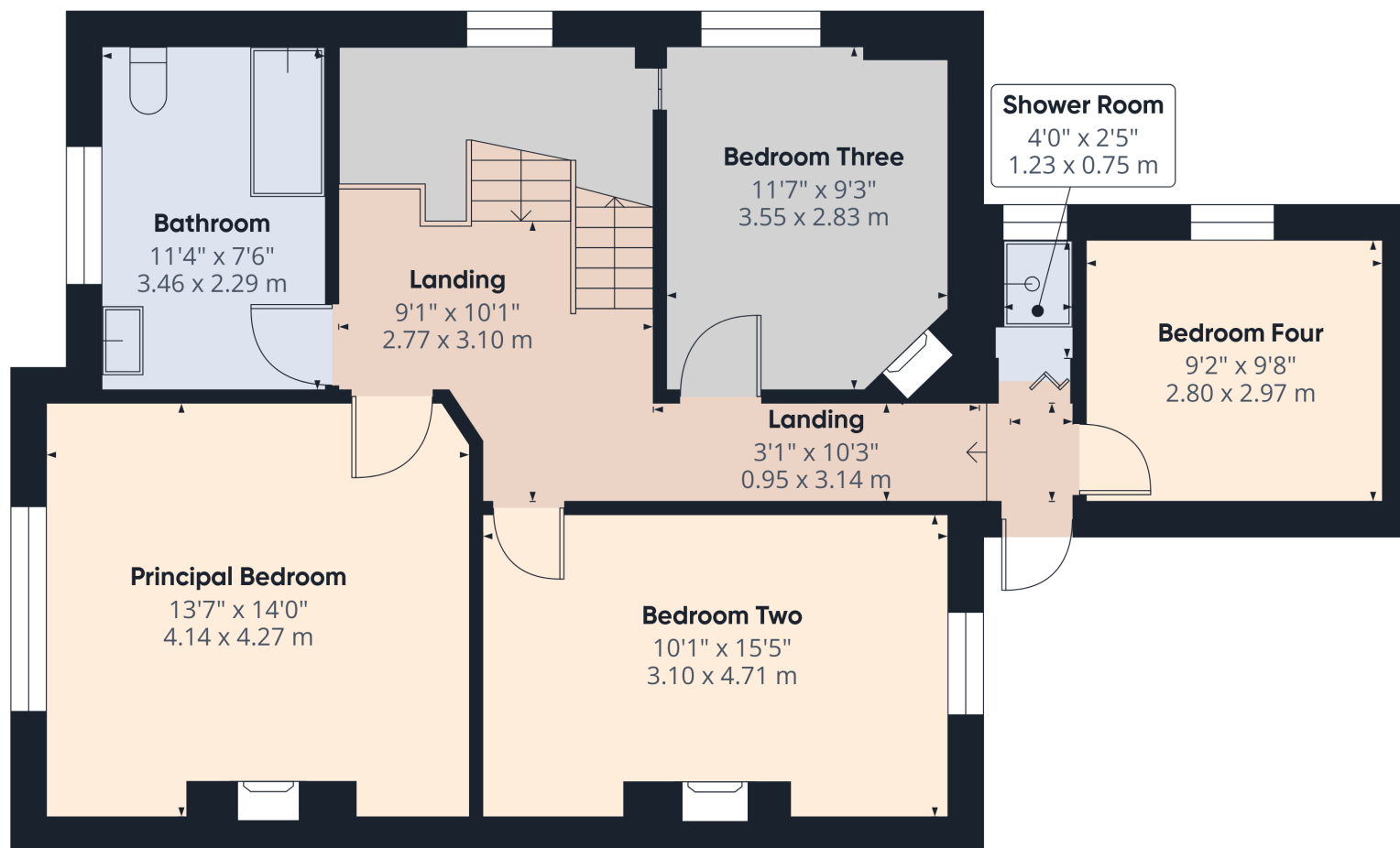
GIRAFFE360



Floor 1 Building 1

The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

£800,000

Approximate total area⁽¹⁾748 ft²
69.6 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.

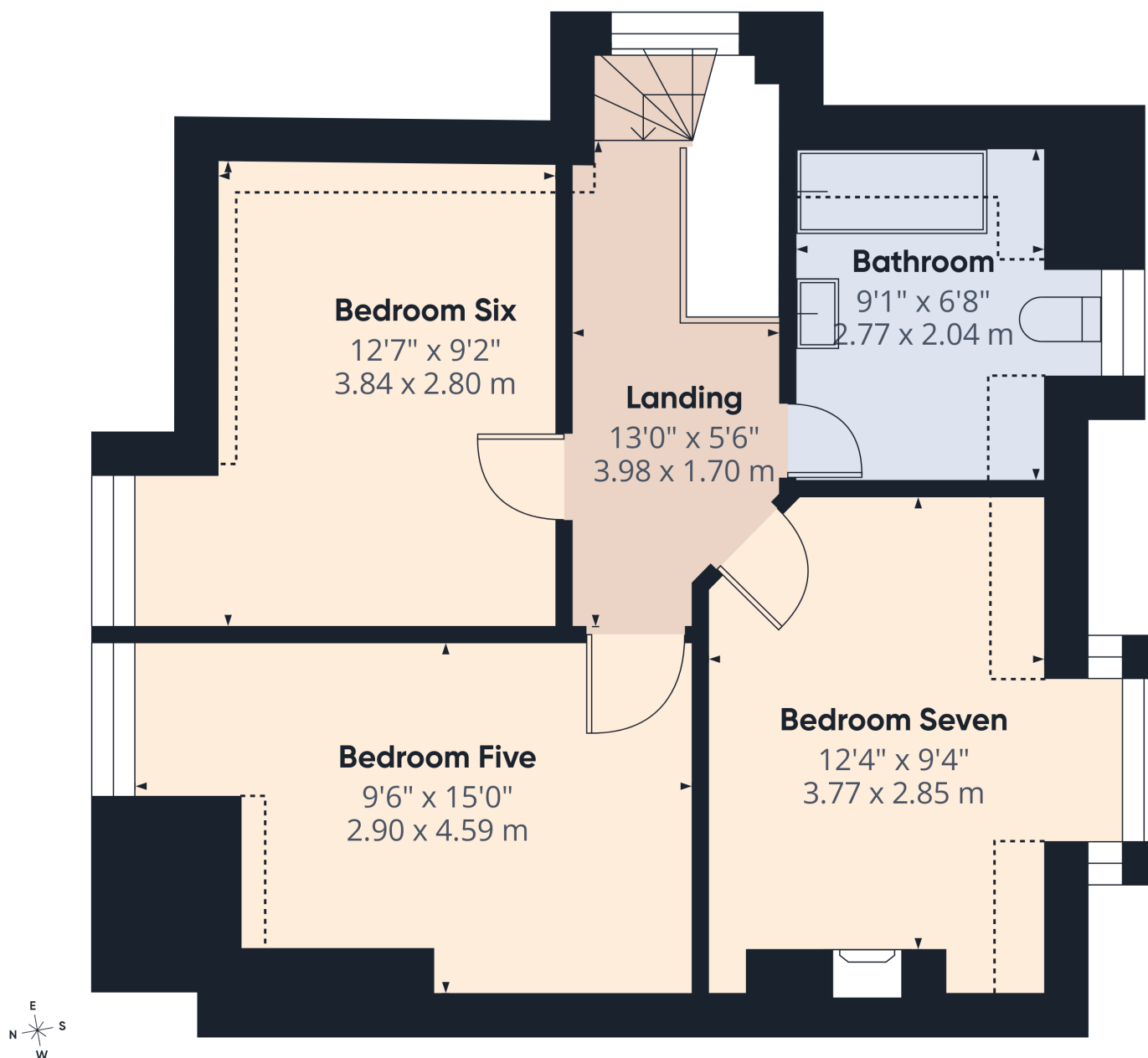
GIRAFFE360



Floor 2 Building 1

The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

£800,000



Floor 3 Building 1

Approximate total area⁽¹⁾499 ft²46.3 m²**Reduced headroom**45 ft²4.2 m²

(1) Excluding balconies and terraces

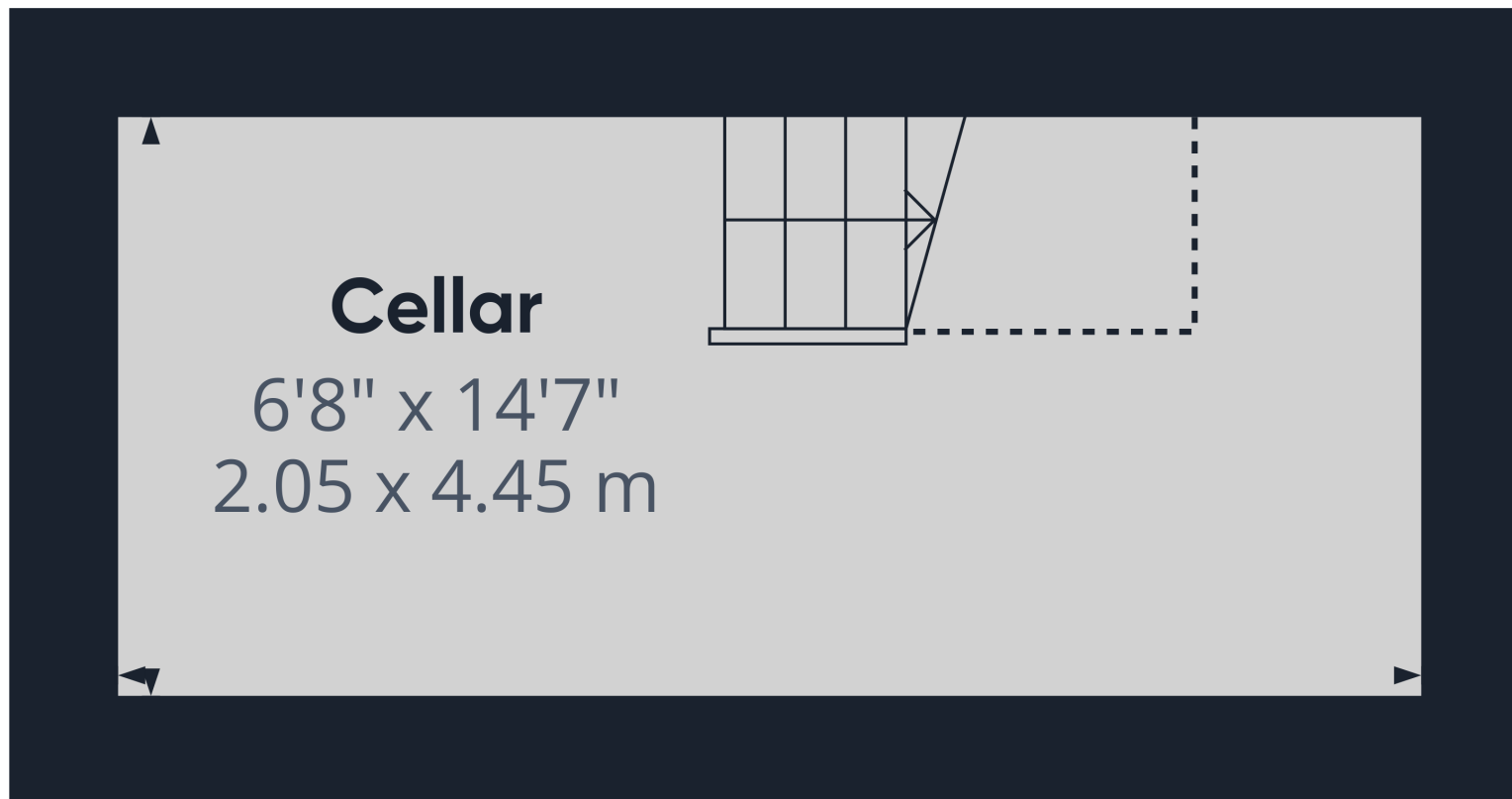
Reduced headroom

..... 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

The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.**£800,000**



Floor -1 Building 1

Approximate total area⁽¹⁾

98 ft²

9.1 m²

Reduced headroom

10 ft²

0.9 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

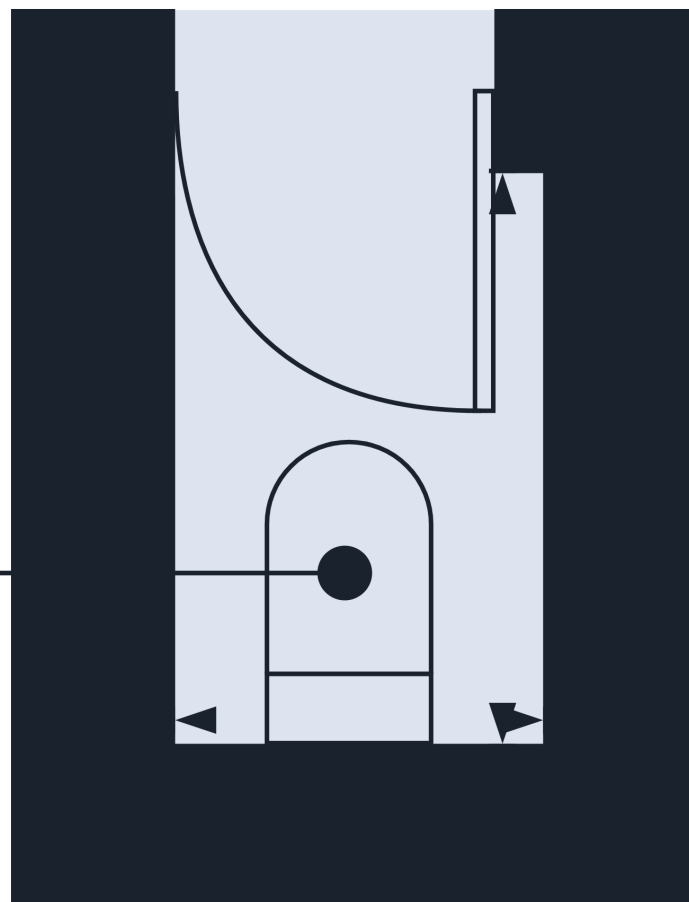
The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

£800,000

WC

4'6" x 3'1"

1.38 x 0.95 m



Approximate total area⁽¹⁾

15 ft²

1.4 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



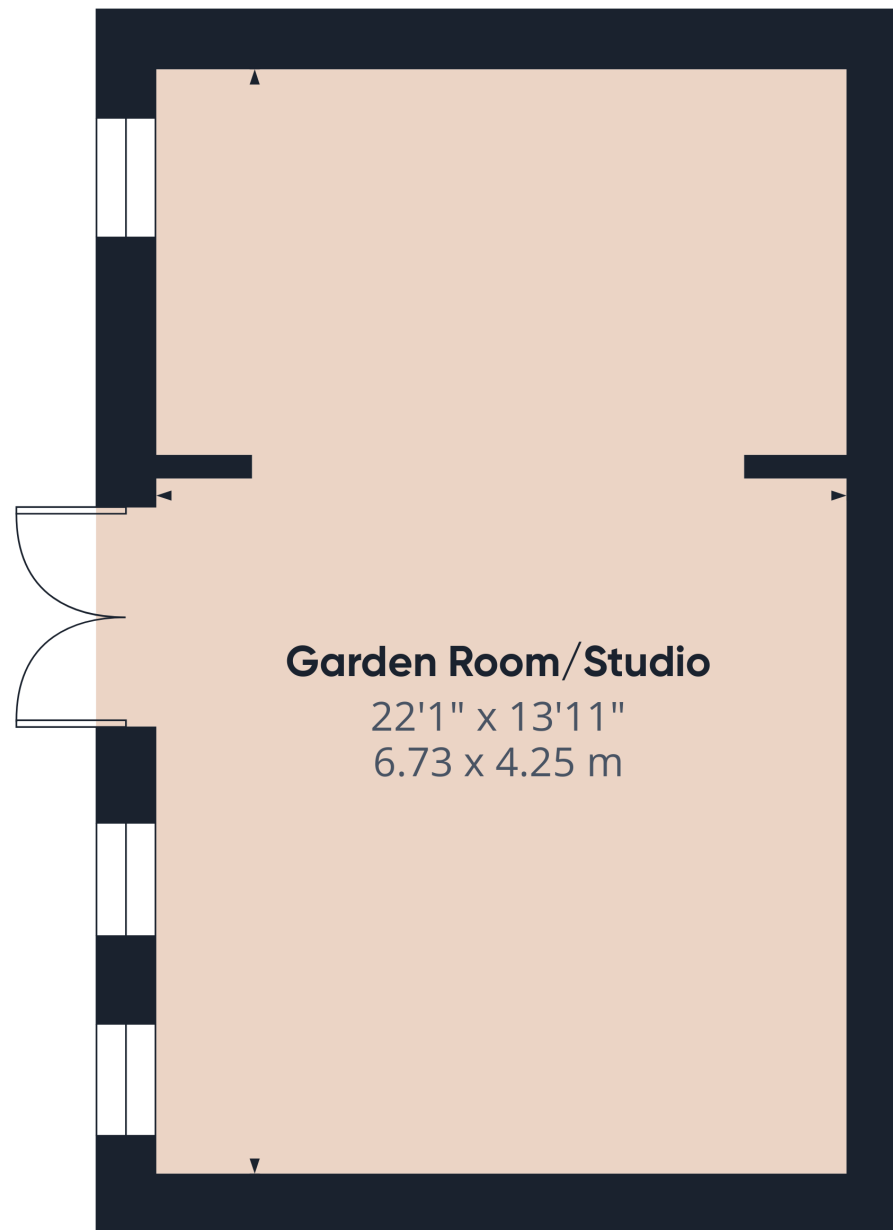
Ground Floor Building 1

The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

£800,000

Terence Painter

ESTATE AGENTS



Garden Room/Studio

22'1" x 13'11"

6.73 x 4.25 m

Approximate total area⁽¹⁾

308 ft²

28.6 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

Ground Floor Building 2



The Foreland 16 Dickens Road, Broadstairs, Kent. CT10 1DX.

£800,000