

Terence Painter

ESTATE AGENTS



- Detached Coastal Family Home
- Four Double Bedrooms
- Two Bedrooms with En-Suite Shower Rooms
- 20'7" Principle Lounge
- Stunning Kitchen/Dining Room with Integrated Appliances & Quartz Worktops
- Located Within Yards of Stone Bay & Joss Bay
- Uninterrupted Breath-taking Views of North Fireland Lighthouse
- 21'7" Family Room With Bi-folding doors to the Front & Rear
- Large Gated Driveway
- Beautifully Appointed Family Bathroom with Free Standing Bath & Shower Cubicle



38 North Foreland Road, Broadstairs, Kent. CT10 3NN.

Freehold £850,000

Situated on the prestigious North Foreland Road, one of Broadstairs' most sought-after coastal addresses, this exceptional extended family residence has been beautifully remodelled and impeccably presented throughout. Ideally positioned just moments from the award-winning sandy beaches of Joss Bay and Stone Bay, the property also enjoys easy access to scenic cliff-top walks, charming beachfront cafés, and the vibrant town centre, approximately one mile away. Broadstairs' bustling high street offers an excellent selection of independent shops, restaurants, bars, and a mainline railway station with high-speed services to London. The area is also renowned for its highly regarded schools, while North Foreland Golf Club is conveniently located less than half a mile away.

Lovingly enhanced by the current owners, this outstanding home has been thoughtfully extended, reconfigured, and refurbished to an exceptional standard, creating a stylish and contemporary family home extending to approximately 2,000 sqft. The spacious and versatile accommodation begins with an entrance porch leading into a welcoming reception hall with a cloakroom/WC. The impressive 20'7" dual-aspect principal lounge provides an elegant yet comfortable living space, while the stunning bespoke kitchen has been expertly designed with an extensive range of integrated appliances, quartz worktops, and a complementing dining table complete with fitted banquette seating.

Leading from the kitchen is a superb 21'7" family room, an outstanding space for both everyday living and entertaining. Featuring bi-fold doors to both the front and rear elevations, this room effortlessly connects the indoor and outdoor spaces, creating a wonderful sense of light and openness.

The first-floor landing enjoys uninterrupted views towards the iconic North Foreland Lighthouse, setting the tone for the well-appointed accommodation on this level. There are four generous double bedrooms, including a superb principal suite and a second bedroom, both benefitting from contemporary en-suite shower rooms, together with a stylish family bathroom. Externally, the property is equally impressive. The beautifully maintained rear garden extends to approximately 71 feet in width, providing a substantial lawn ideal for families and outdoor entertaining. To the front, a large private driveway offers ample off-road parking, complemented by a raised lawn and attractive paved seating area.

Properties of this calibre, in such an enviable coastal location, rarely become available. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer. To arrange your private viewing, please contact Terence Painter Estate Agents on 01843 866 866.

Ground Floor

Entrance

Access into the property is via a glazed UPVC to the entrance porch.

Entrance Porch

2.29m x 1.37m (7' 6" x 4' 6") There is a glazed wooden door to the entrance hall.

Entrance Hall

2.54m x 2.52m (8' 4" x 8' 3") This welcoming entrance hall features carpeted stairs to the first floor level, panelled walls to dado level, cloak cupboard, column radiator, tiled flooring and doors leading off to the principle lounge, kitchen and cloakroom/w.c.

Cloakroom/W.C

1.26m x 0.77m (4' 2" x 2' 6") There is a frosted double glazed window to the front of the property, low level w.c, wash hand basin with a fitted mirror over, radiator, extractor, tiled walls and flooring.

Principle Lounge

6.30m x 3.68m (20' 8" x 12' 1") This great size double aspect lounge features a double glazed bay window to the front of the property and double glazed French doors to the rear which provides access to the rear garden. There is a feature painted brick fireplace with a quarry tiled hearth and wooden mantel, media points, radiator and Karndean flooring.

Kitchen/Diner

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Kitchen Area

5.69m x 3.10m (18' 8" x 10' 2") This beautifully appointed kitchen is fitted with an extensive range of wall, base and drawer units, incorporating an integrated dishwasher, washing machine and microwave. There is also space and plumbing for an American-style fridge/freezer, along with space for a dual-fuel range cooker beneath an extractor hood. A ceramic butler-style sink with an instant hot water tap is set into quartz worktops with a complementary splashback. Additional features include Karndean flooring, a double-glazed rear window overlooking the garden, a door leading to the family room, and an open archway flowing seamlessly into the dining area.

Dining Area

3.07m x 2.96m (10' 1" x 9' 9") This room features a double-glazed bay window to the rear of the property, offering attractive views over the garden. A bespoke quartz-topped dining table complements the kitchen worktops, while fitted banquette seating and quartz-topped base units provide both style and practicality. The room also benefits from an integrated drinks fridge, a wall-mounted television point, a radiator, and Karndean flooring.

Family Room

6.58m x 5.66m (21' 7" x 18' 7") This impressive room is the true heart of the home, providing generous space for both family life and entertaining guests. Designed with seamless indoor-outdoor living in mind, the current owners have installed bi-fold doors to both the front and rear elevations, allowing the living space to open fully onto the front and rear outdoor areas. The room is finished with stylish column radiators, recessed downlights, and attractive Karndean flooring, creating a contemporary and welcoming atmosphere.

First Floor

Landing

3.45m x 2.55m (11' 4" x 8' 4") The first thing you notice when standing on this landing is the picture perfect view you have of the North Foreland Lighthouse which is located immediately opposite the property. There are panelled walls to dado level, carpet flooring and doors leading off to the principal bedroom, bedroom four, family bathroom and the inner hallway.

Principle Bedroom

4.15m x 3.04m (13' 7" x 10' 0") This boutique style bedroom features a double glazed window to the front of the property with direct lighthouse views, extensive range of fitted wardrobes with feature lighting, dado rail, ceiling fan, carpet flooring and a door to the en-suite shower room.

Principle Bedroom En-Suite Shower Room

3.35m x 1.46m (11' 0" x 4' 9") This stylish en-suite shower room boasts a large fully tiled shower cubicle with feature tiled seating and fitted rain style shower head, low level w.c, ladder style towel radiator and a wash hand basin inset to a vanity unit with a complementing mirrored cabinet over. There is a double glazed window to the rear, down lights, extractor, part tiled walls and tiled flooring.

Bedroom Four

3.29m x 2.40m (10' 10" x 7' 10") This room has a double glazed window to the front of the property with direct views of the lighthouse, ceiling fan, radiator and carpet flooring.

Family Bathroom

3.21m x 3.10m (10' 6" x 10' 2") This well appointed family bathroom features a stunning freestanding bath with mixer tap with hand shower attachment, fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment, low level w.c, ladder style towel radiator and twin wash hand basins inset to a vanity unit with complementing mirror over. There is an extractor, two double glazed windows to the rear,

Inner Hallway

3.31m x 0.85m (10' 10" x 2' 9") There are down lights, panelled walls to dado level, carpet flooring and doors leading off to bedrooms two and three.

Bedroom Two

4.19m x 4.16m (13' 9" x 13' 8") There is a double glazed window to the front of the property with direct views of the lighthouse, door to the en-suite shower room, radiator, down lights, ceiling fan and carpet flooring.

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Bedroom Two En-Suite Shower Room

2.56m x 1.01m (8' 5" x 3' 4") This room features a double glazed window to the rear which offers sea views. There is a fully tiled shower cubicle with a fitted rain style shower head a seperate hand shower attachment, low level w.c, wash hand basin inset to a vanity unit and a ladder style towel radiator.

Bedroom Three

3.72m x 2.28m (12' 2" x 7' 6") 3.72m x 2.28m (12' 2" x 7' 6") There is a double glazed window to the rear which offers sea views, fitted wardrobes, radiator, down lights and carpet flooring.

Exterior

Rear Garden

Measuring approximately 70' wide this delightful rear garden features a shaped crazy paved patio area immediately to the property which leads on to a lawned garden with a range of mature trees, hedges and shrubs. there is a large timber built shed/workshop to the side of the property, side access gate and a timber built summer house.

Driveway & Front Garden

To the front of the property is a large gated crazy paved driveway which provides ample off street parking. There is a raised lawned area with a paved seating area.

Council Tax Band

The council tax band is F.

Agents Note

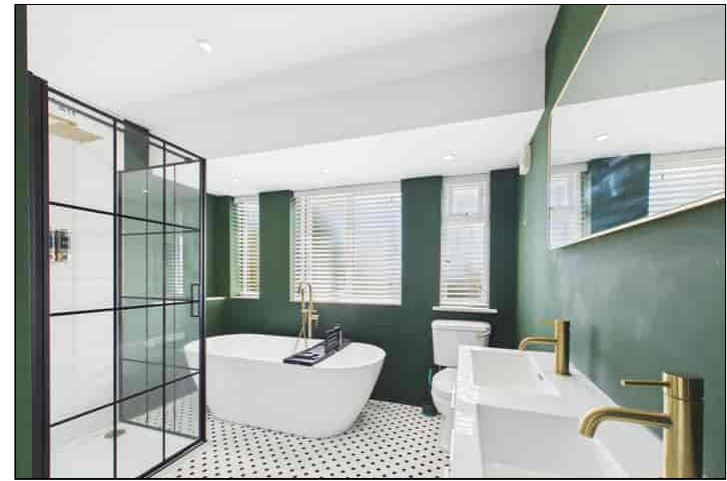
Anti Money-Laundering Checks

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.



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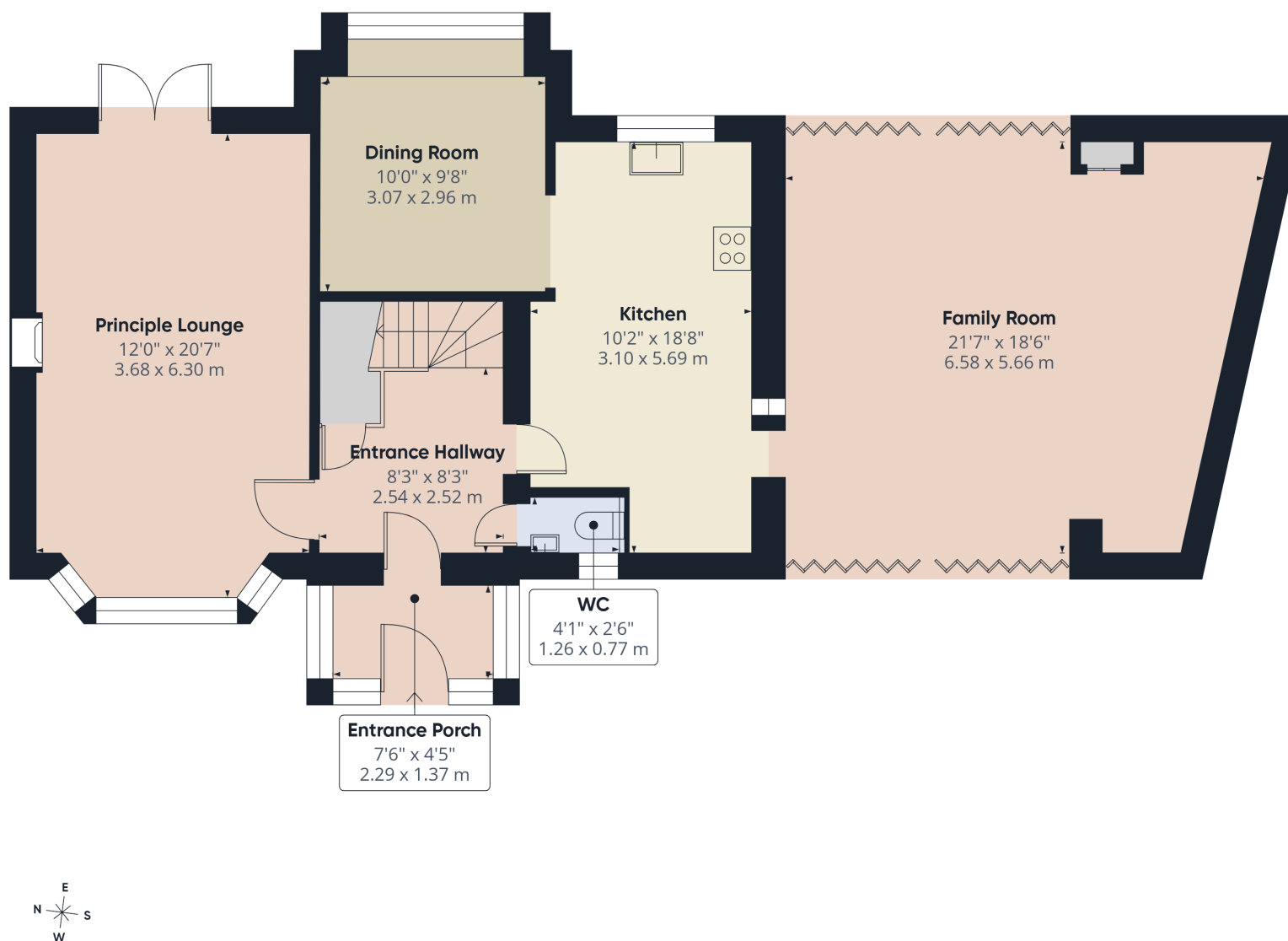


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

1055 ft²
97.9 m²

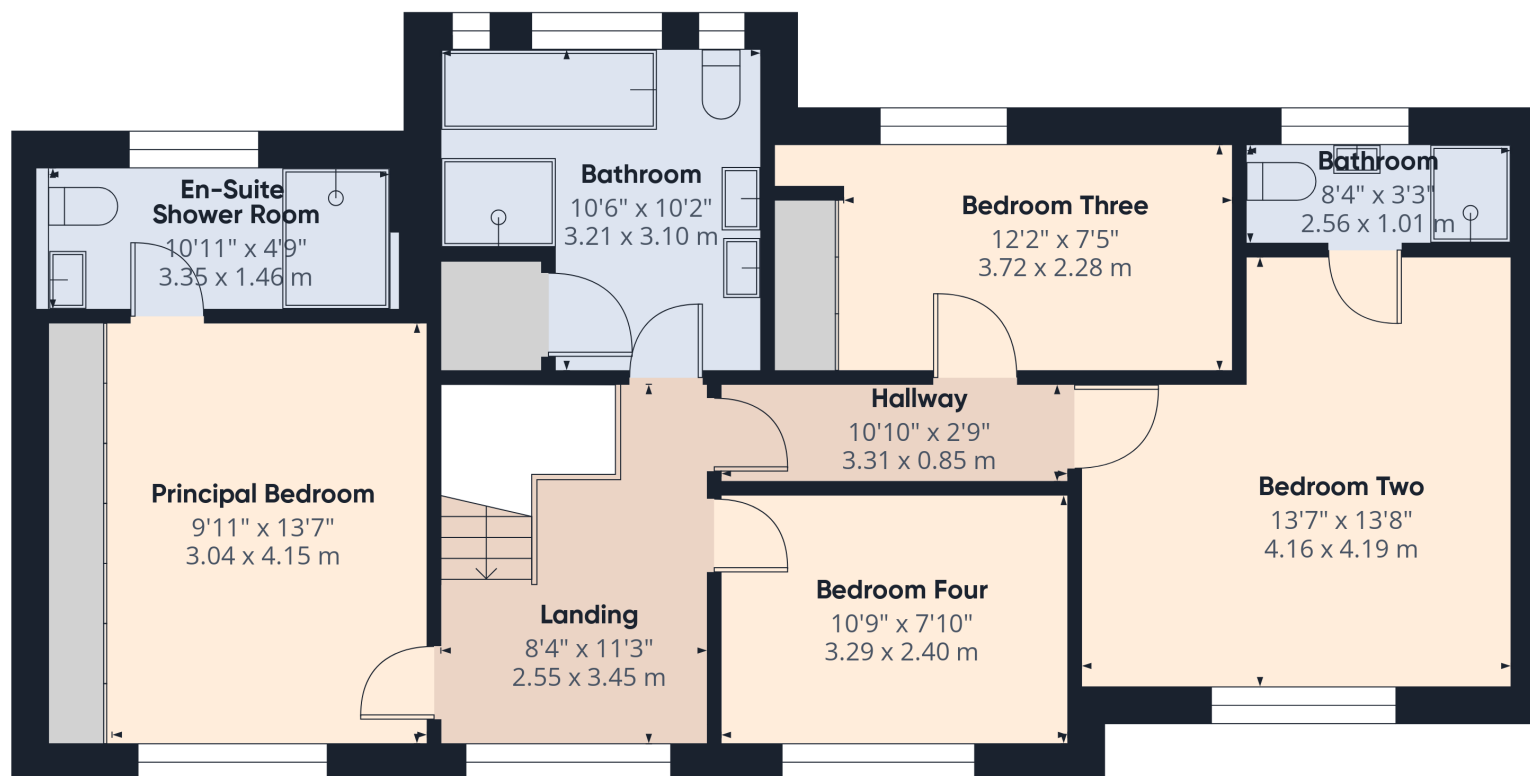
(1) Excluding balconies and terraces

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

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Approximate total area⁽¹⁾

817 ft²
75.8 m²

(1) Excluding balconies and terraces

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Floor 1

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