





Terence Painter
ESTATE AGENTS

- Detached Period Family Home
- Four Double Bedrooms
- Central Broadstairs Location
- Detached Double Garage
- 67' South Facing Rear Garden
- Two Bathrooms
- 23'6" Living Room
- Well Appointed 23'1" Kitchen/Diner
- Utility Room
- Conservatory
- Some Original Features
- Located close to High Street, Schools, Beach & Transport Links

13 Percy Road, Broadstairs, Kent. CT10 2BJ.

Freehold £675,000

DETACHED DOUBLE FRONTED PERIOD FAMILY HOME IN THE HEART OF BROADSTAIRS, WITH A LARGE SOUTH-FACING REAR GARDEN & DETACHED DOUBLE GARAGE

This impressive detached period family home occupies a generous plot in a highly convenient location, perfectly positioned for family life in the heart of Broadstairs. The property is within easy reach of the town's excellent range of amenities, including its stunning sandy beaches, highly regarded schools and railway station. The library, GP surgery, veterinary practice, children's playground, skate park and local shops are all just a two-minute walk away.

Offering over 1,900 sq ft of spacious and versatile accommodation arranged over two floors, this wonderful home retains a wealth of original period features, including impressive high ceilings with ornate coving, a beautiful stained-glass wooden entrance door with matching side lights, panelled internal doors, mosaic tiled flooring and much more. The accommodation comprises a welcoming entrance porch with mosaic tiled flooring, a generous entrance hall with an impressive staircase, a substantial 23'6" double-aspect living room, conservatory and a well-defined 23'1" kitchen/diner. There is also a useful utility room with pantry cupboard and a recently updated shower room/WC.

On the first floor, a spacious double-aspect split-level landing provides access to four particularly well-proportioned double bedrooms, a separate WC and a family bathroom featuring both a bath and separate shower.

Externally, the property continues to impress with a beautifully maintained 67' south-facing rear garden, which is predominantly laid to lawn and provides an excellent space for entertaining and family enjoyment. The garden also benefits from a substantial garden store room and direct rear access to the detached double garage, which is approached via Fordoun Road.

Properties of this type and position rarely come to the market, and we strongly recommend an internal viewing to fully appreciate the space, character and excellent location this fabulous family home has to offer. Please contact Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

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

Entrance Porch

1.48m x 0.80m (4' 10" x 2' 7") There is mosaic tiled flooring and a stained glass wooden door to the entrance hall.

Entrance Hall

6.32m x 1.64m (20' 9" x 5' 5") This impressive entrance hall features carpeted stairs to the first floor level, under stairs storage cupboard, picture rail, ornate coving, high level skirting boards, radiator, laminate wood flooring and doors leading off to the living room, kitchen/dining room, and conservatory.

Living Room

7.16m x 3.49m (23' 6" x 11' 5") This generous size living room features a three section double glazed bay window to the front of the property with detailed wooden panelling, complementing glazed French doors to the rear which provide access to the conservatory, ornate coving, picture rail, high level skirting boards, radiators, media points and carpet flooring.

Conservatory

4.85m x 2.44m (15' 11" x 8' 0") This room can be accessed via the living room and entrance hall. There is a glazed UPVC door to the rear garden, feature wooden panelled wall, radiator and laminate wood effect flooring.

Kitchen/Diner

7.05m x 3.51m (23' 2" x 11' 6") This well-proportioned room incorporates a beautifully appointed fitted kitchen comprising an extensive range of white Shaker-style wall, base and drawer units, complemented by wood-effect worktops. A peninsula-style breakfast bar provides an ideal informal dining area, while there is space and plumbing for an American-style fridge/freezer and space for a dual-fuel range cooker with extractor hood above.

Further features include a ceramic sink with mixer tap, inset into the worktops, localised wall tiling, a double-glazed window overlooking the side of the property, radiator, laminate wood-effect flooring and an open doorway leading through to the utility room.

The dining area is positioned at the front of the property and benefits from an attractive three-section double-glazed bay window with detailed wooden panelling. There is ample space for a large dining table and chairs, together with a radiator, high-level skirting boards, picture rail and matching laminate wood-effect flooring, creating a characterful and welcoming space for entertaining and family dining.

Utility Room

2.36m x 1.84m (7' 9" x 6' 0") There are fitted base units with space and plumbing for a washing machine and tumble dryer above, stainless steel sink unit inset to worktops with localised wall tiling, fitted pantry cupboard, double glazed windows to the rear which overlook the garden, down lights, tiled flooring and a door to the shower room/w.c.

Shower Room/W.C

2.52m x 1.34m (8' 3" x 4' 5") This wet room style shower room features two frosted double glazed windows to the side of the property, shower, wash hand basin, low level w.c, chrome towel radiator, extractor, down lights, fully tiled walls and vinyl flooring.

First Floor

Landing

5.45m x 1.66m (17' 11" x 5' 5") This is a large double aspect split level landing with a double glazed window to the front of the property and a double glazed window to the rear. There are picture rails, high level skirting boards, radiator, carpet flooring and doors leading off to the bedrooms, bathroom and seperate w.c.

Bedroom One

3.92m x 3.49m (12' 10" x 11' 5") There are two double glazed windows to the front of the property, radiator, high level skirting boards, picture rail, ornate coving and carpet flooring.

Bedroom Two

3.76m x 3.49m (12' 4" x 11' 5") There are two double glazed windows to the front of the property, radiator, high level skirting boards, picture rail, ornate coving and carpet flooring.

Bedroom Three

3.49m x 3.27m (11' 5" x 10' 9") There is a double glazed window to the rear of the property, cast iron fireplace, radiator, high level skirting boards, picture rail, ornate coving and carpet flooring.

Bedroom Four

3.50m x 2.98m (11' 6" x 9' 9") There is a double glazed window to the side of the property, radiator, high level skirting boards, picture rail, ornate coving and carpet flooring.

Bathroom

2.68m x 2.38m (8' 10" x 7' 10") There is a frosted double glazed window to the rear of the property, bath, tiled shower cubicle, fitted cupboard housing the recently updated combination boiler, towel radiator, varnished wooden floorboards and partly tiled walls.

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Seperate W.C

1.27m x 0.88m (4' 2" x 2' 11") There is a frosted double glazed window to the rear of the property, low level w.c, varnished wooden floorboards, high level skirting boards and a radiator.

Exterior

Rear Garden

20.40m x 11.00m (67' x 36' 1") This generous size south facing family garden is predominantly laid to lawn with a paved patio area immediately to the property. To the side of the property is a large garden store area and to the rear is a door to the double garage and a gate to Fordoun Road.

Double Garage

5.42m x 4.77m (17' 9" x 15' 8") The garage is located at the rear of the property and accessed via Fordoun Road. There is an up and over door, glazed UPVC door to the rear garden, lighting and power points.

Council Tax Band

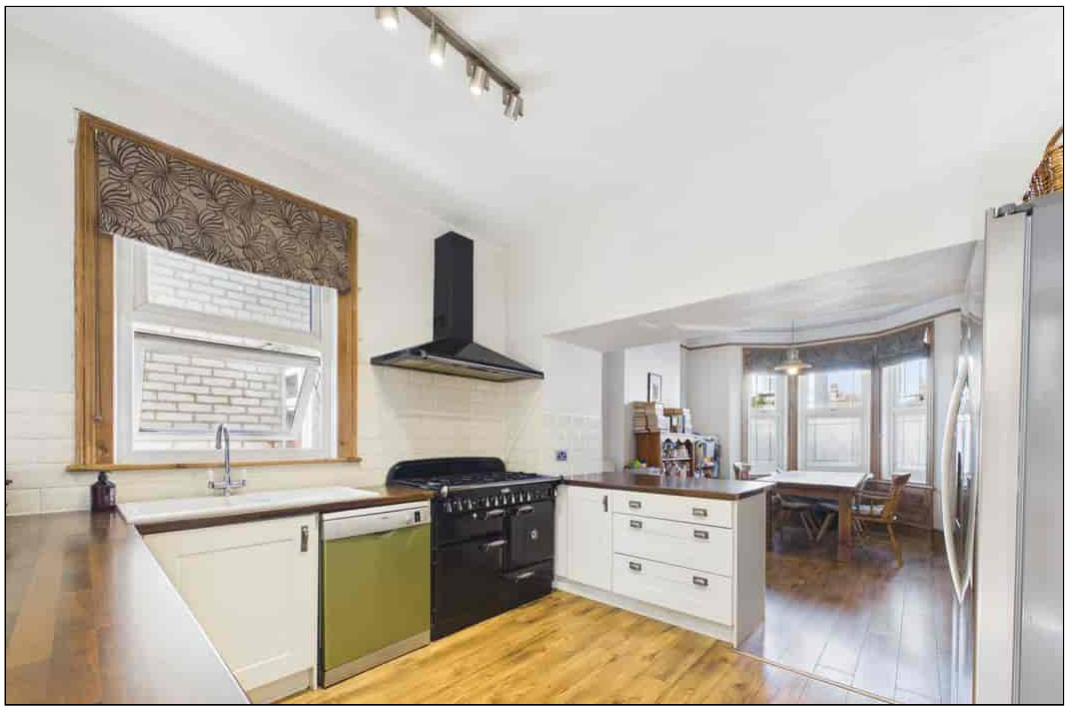
The council tax band is E.

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 the front image has been AI enhanced to remove parked cars.

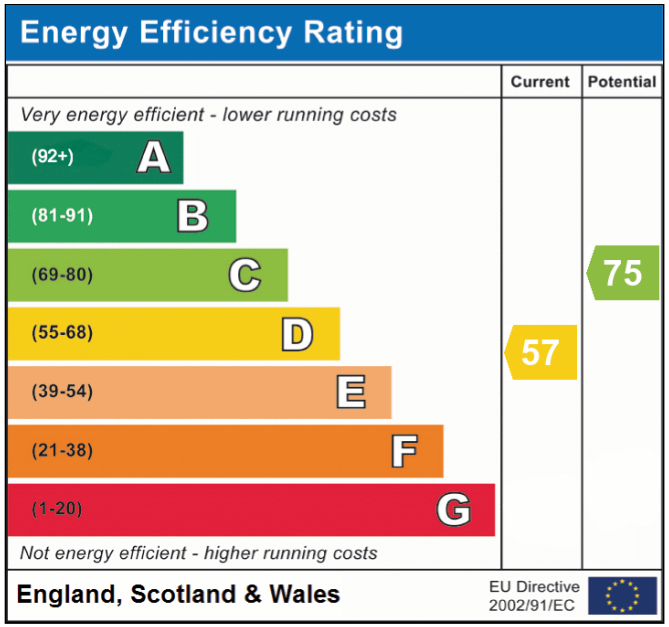


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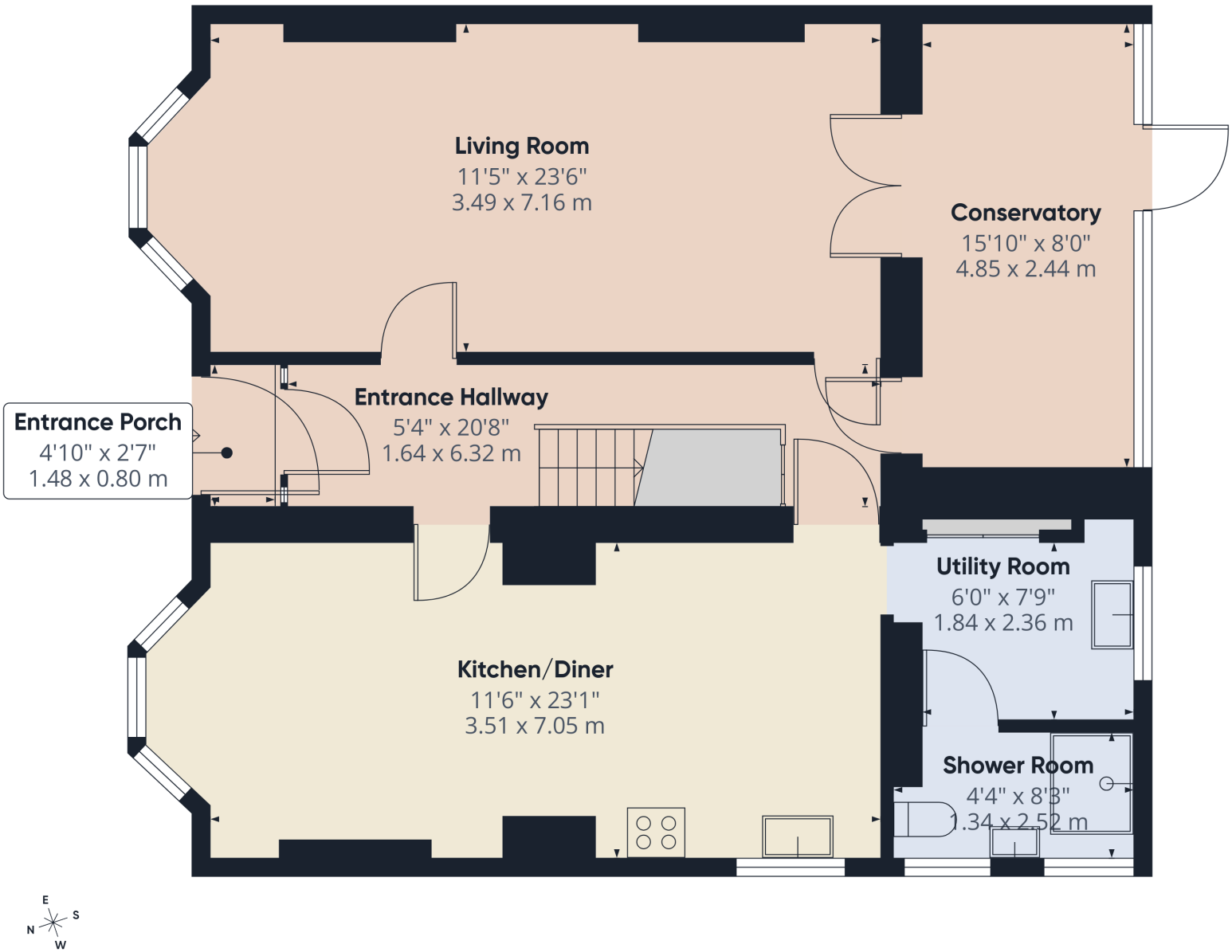






Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

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Approximate total area(1)

904 ft²

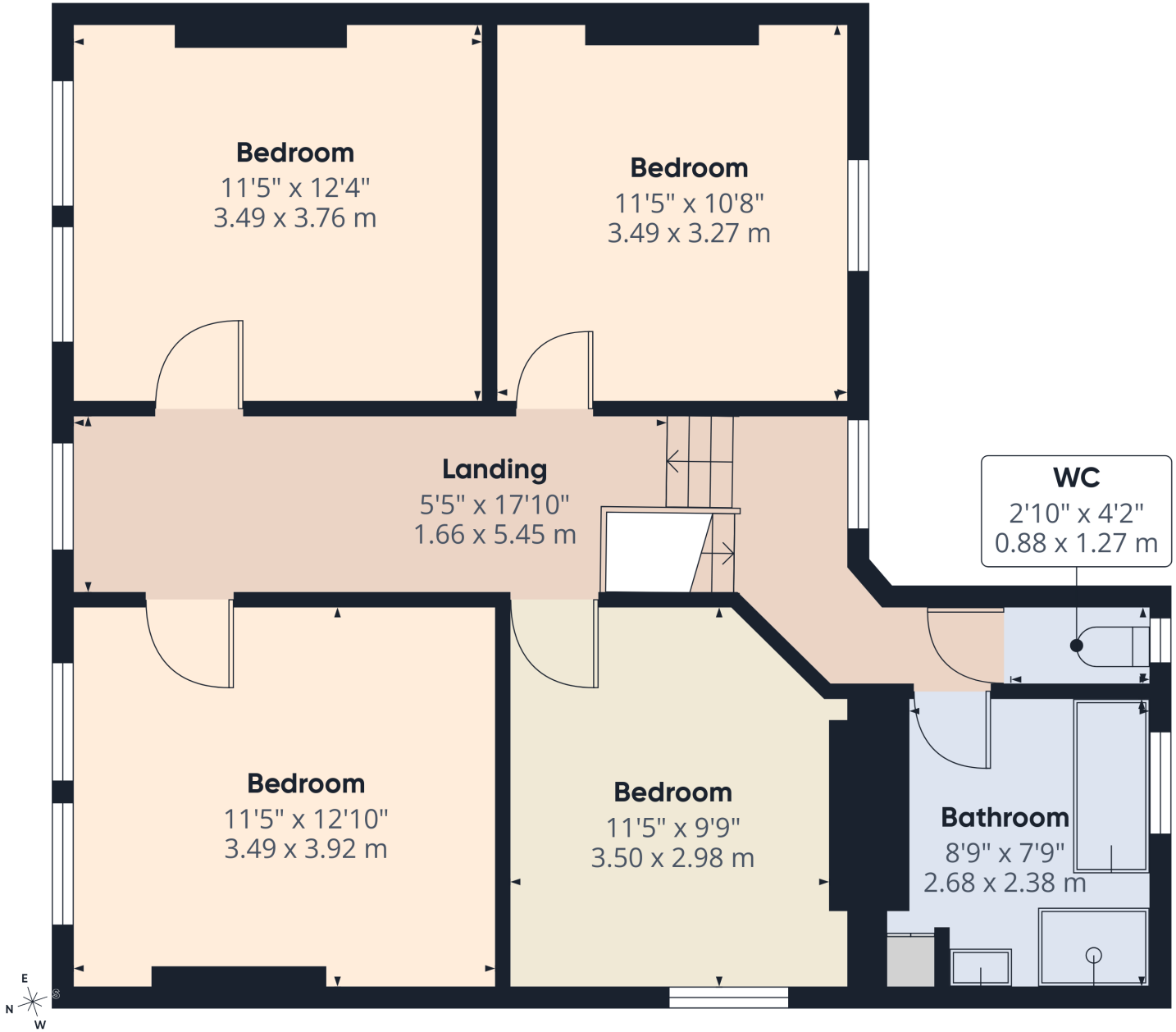
83.9 m²

(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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Floor 1 Building 1

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Approximate total area(1)

739 ft²

68.5 m²

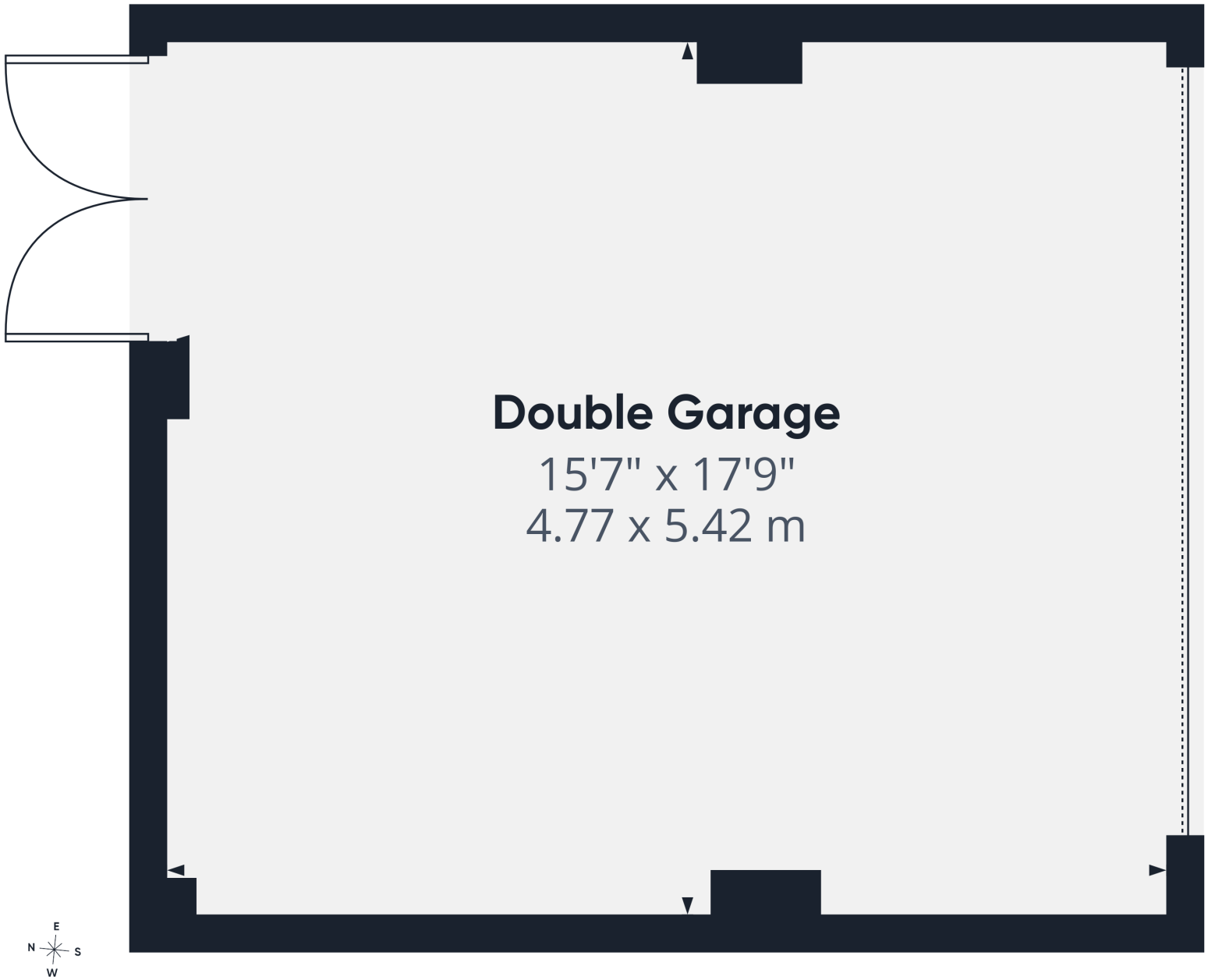
(1) Excluding balconies and terraces

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Ground Floor Building 2

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Approximate total area(1)

274 ft²
25.5 m²

(1) Excluding balconies and terraces

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