



Terence Painter

ESTATE AGENTS

- Detached Edwardian Residence
- Four Double Bedrooms
- Many Original Features
- Large Driveway
- Bespoke Fitted Kitchen & Separate Utility Room
- Close to Beach & Golf Course
- Principle Lounge with Log Burner
- Open Plan Kitchen/Diner/Family Room
- Beautifully Landscaped Gardens
- Finished to a High Standard Throughout
- En-Suite Shower Room to Bedroom Two
- Impressive Family Bathroom with Shower Cubicle & Free Standing Claw Foot Bath
- Highly Desirable Reading Street Location
- Large Garden Room/Home Office/Gym/Studio

33 Reading Street, Broadstairs, Kent. CT10 3AZ.

Freehold £950,000

Nestled within the idyllic and highly sought-after village of Reading Street, this exceptional detached Edwardian residence has been extensively remodelled and refurbished by the current owners. Their meticulous and sympathetic approach has successfully blended modern living with the property's original period charm, preserving its character while creating a beautifully appointed family home. Reading Street enjoys a delightful village atmosphere, complete with a charming local pub, bakery café, and church. The location is perfectly positioned close to the picturesque sands of Joss Bay, North Foreland Golf Club, excellent local schools, and a wide range of everyday amenities.

This unique and generously proportioned home offers spacious accommodation arranged over two floors. Upon entering, you are welcomed by an impressive entrance hall that sets the tone for the rest of the property. The ground floor features an elegant principal lounge with a log-burning fireplace, a cloakroom/WC, and a spectacular open-plan kitchen/dining/family room. This stunning space showcases a bespoke fitted kitchen, a separate utility room, and large bi-fold doors that seamlessly connect the interior with the beautifully landscaped rear garden. The first floor comprises a spacious landing leading to four double bedrooms. Bedroom two benefits from its own en-suite shower room, while the remaining bedrooms are served by a beautifully designed family bathroom featuring a freestanding claw-foot bath and a large walk-in shower.

Externally, the property continues to impress with its mature, landscaped rear garden, which extends around both sides of the house. Predominantly laid to lawn and enhanced by an abundance of established trees and planting, it provides a wonderful setting for family life and outdoor entertaining. A further standout feature is the substantial 38ft 10in garden room, complete with power and lighting. Currently utilised as a home office and studio, this versatile space would also make an excellent gym, creative workspace, or hobby room.

This truly outstanding property offers an exceptional combination of character, space, and contemporary living, making it one of the finest family homes in the area. To arrange your viewing, contact Terence Painter Estate Agents on 01843 866 866.

Ground Floor

Entrance

Access into the property is via a part stained glass wooden door into the entrance hall. There are complementing stained glass windows to both sides of the door.

Entrance Hall

4.77m x 3.04m (15' 8" x 10' 0") This is an impressive entrance hall with a four section window to the side of the property, grand staircase with runner carpet to the first floor, exposed wooden beams, high level skirting boards, telephone point, radiator and tiled flooring. There are doors leading off to both reception rooms, kitchen/diner and the cloakroom/w.c.

Principal Lounge

5.22m x 4.64m (17' 2" x 15' 3") Located at the front of the house this room features a large double glazed wooden framed bay window, attractive stone fireplace with a log burner inset, high level skirting boards, picture rail, wall lights, column radiator and oak flooring.

Kitchen/Dining/Family Room

8.28m x 6.01m (27' 2" x 19' 9") This impressive and generously proportioned room centres around a beautifully handcrafted bespoke kitchen, featuring an integrated dishwasher and dedicated space and plumbing for a dual-fuel range cooker with an extractor hood above. A ceramic Butler-style sink with mixer tap is set within elegant white granite worktops, complemented by matching upstands. Additional features include double-glazed windows to the side aspect, stylish pendant lighting, recessed downlights, a fitted display shelf, and attractive herringbone-effect vinyl flooring with underfloor heating.

The open-plan dining and family area is equally impressive, benefiting from large double-glazed bi-fold doors that open seamlessly onto the rear garden, creating an ideal space for indoor-outdoor living and entertaining. Further features include a charming wooden fireplace, access to the utility room, recessed downlights, and continued herringbone-effect vinyl flooring with underfloor heating throughout.

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Utility Room

2.19m x 2.00m (7' 2" x 6' 7") There is a double glazed door to the side of the property, space and plumbing for a washing machine, tumble dryer and fridge/freezer, down lights and vinyl herringbone flooring.

Cloakroom/W.C

1.73m x 1.21m (5' 8" x 4' 0") There are steps down from the entrance hall to this room which features a small double glazed wooden framed window to the side of the property, part wooden panelled walls. low level w.c, wash hand basin, column radiator, wall lights and tiled flooring.

First Floor

Landing

2.77m x 1.34m (9' 1" x 4' 5") There is a four section double glazed wooden framed window to the side of the property, high level skirting boards, airing cupboard, radiator, loft hatch, wood flooring and doors leading off to the bedrooms and family bathroom.

Master Bedroom

4.33m x 4.13m (14' 2" x 13' 7") Located at the front of the property this room features a large double glazed wooden framed bay window, ornate cast iron fireplace, high level skirting boards, radiator, down lights and wooden flooring.

Bedroom Two

3.49m x 2.72m (11' 5" x 8' 11") Located at the rear of the property this room offers double glazed wooden framed windows, column radiator, down lights, wooden flooring and a sliding door to the en-suite shower room.

En-Suite Shower Room

2.70m x 0.90m (8' 10" x 2' 11") This fully tiled room features a shower cubicle, low level w.c, wash hand basin inset to a vanity unit, column style towel radiator, down lights, extractor and tiled flooring.

Bedroom Three

4.07m x 3.60m (13' 4" x 11' 10") Located at the rear of the property this room benefits from double glazed wooden framed windows, column radiator, high level skirting boards, down lights and wooden flooring.

Bedroom Four

3.59m x 2.82m (11' 9" x 9' 3") Located at the front of the property this room features double glazed wooden framed windows to the front, feature high level leaded window to the side, fitted cupboard, column radiator, high level skirting boards, down lights and wooden flooring.

Family Bathroom

3.04m x 2.73m (10' 0" x 8' 11") This stunning and well appointed bathroom features a large fully tiled shower cubicle, free standing claw foot bath with an antique style mixer tap with hand shower attachment, low level w.c and a pedestal wash hand basin. There is a column style towel radiator, seperate column radiator, tiled walls to dado level, tiled flooring, extractor and down lights.

Exterior

Rear Garden

48' 3" x 41' 8" (14.70m x 12.70m) This exceptional garden is a true credit to the current owners, who have maintained it to an impeccable standard. Enclosed by attractive flint walls and fencing, the garden features a generous lawn area adjoining the property, beautifully stocked flower beds, and an abundance of mature trees, hedges, and shrubs. To the rear, a shingled seating area provides an ideal space for relaxation and entertaining. Additional benefits include a garden room, timber sheds, and useful storage units.

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Garden Room

5.00m x 3.05m (16' 5" x 10' 0") This versatile space features lighting, power points and double glazed windows which enjoy views over the garden.

Front Garden/Diveway

There is a large block paved front garden which offers ample off street parking. There are flint walled and fenced boundaries, well stocked flower beds with a range of mature hedges and shrubs and side access gates to both sides of the property.

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.



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Viewing strictly by prior appointment with the Selling Agents
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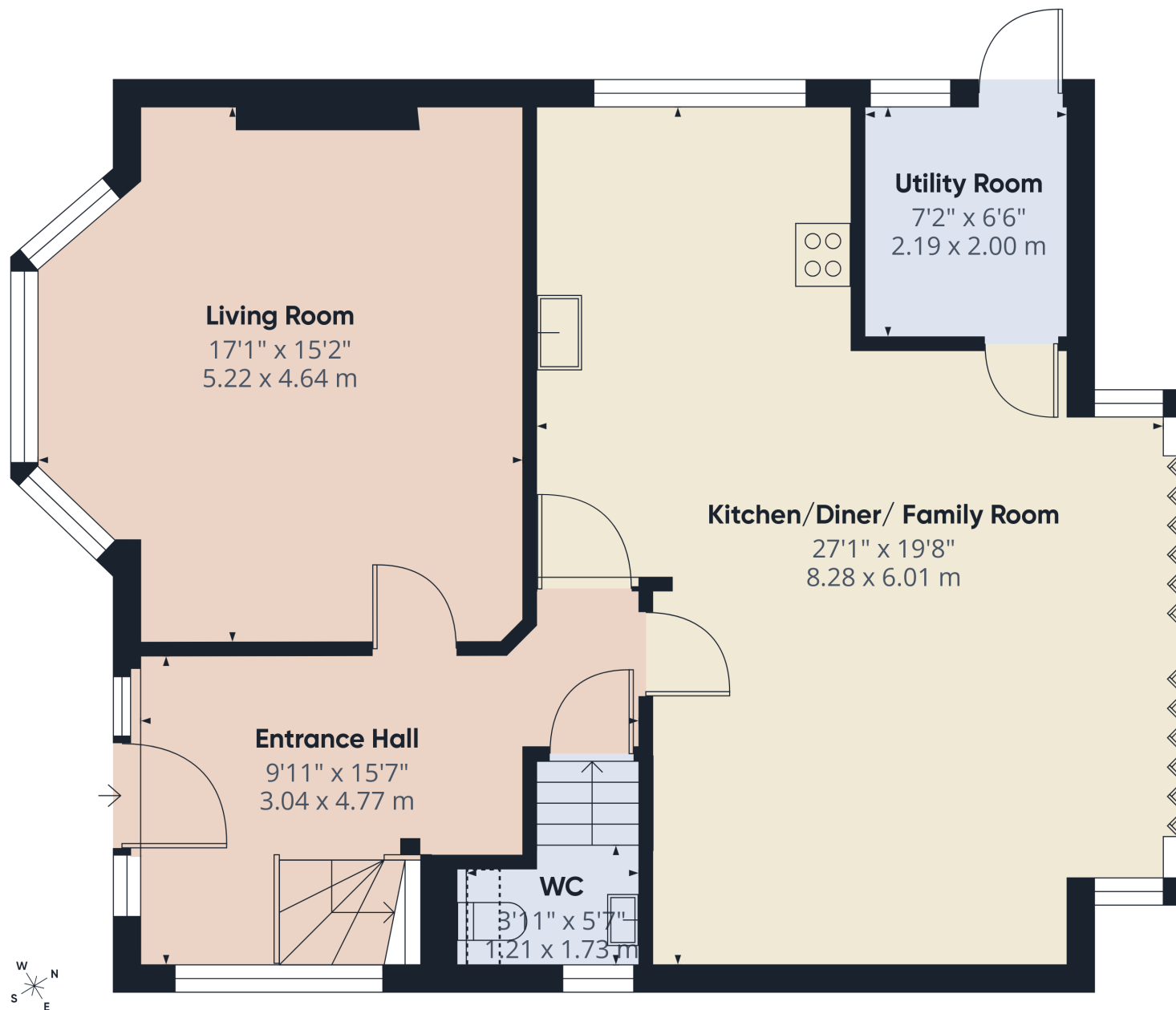
Email: sales@terencepainter.co.uk

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

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Ground Floor Building 1

Approximate total area⁽¹⁾

875 ft²

81.3 m²

Reduced headroom

4 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

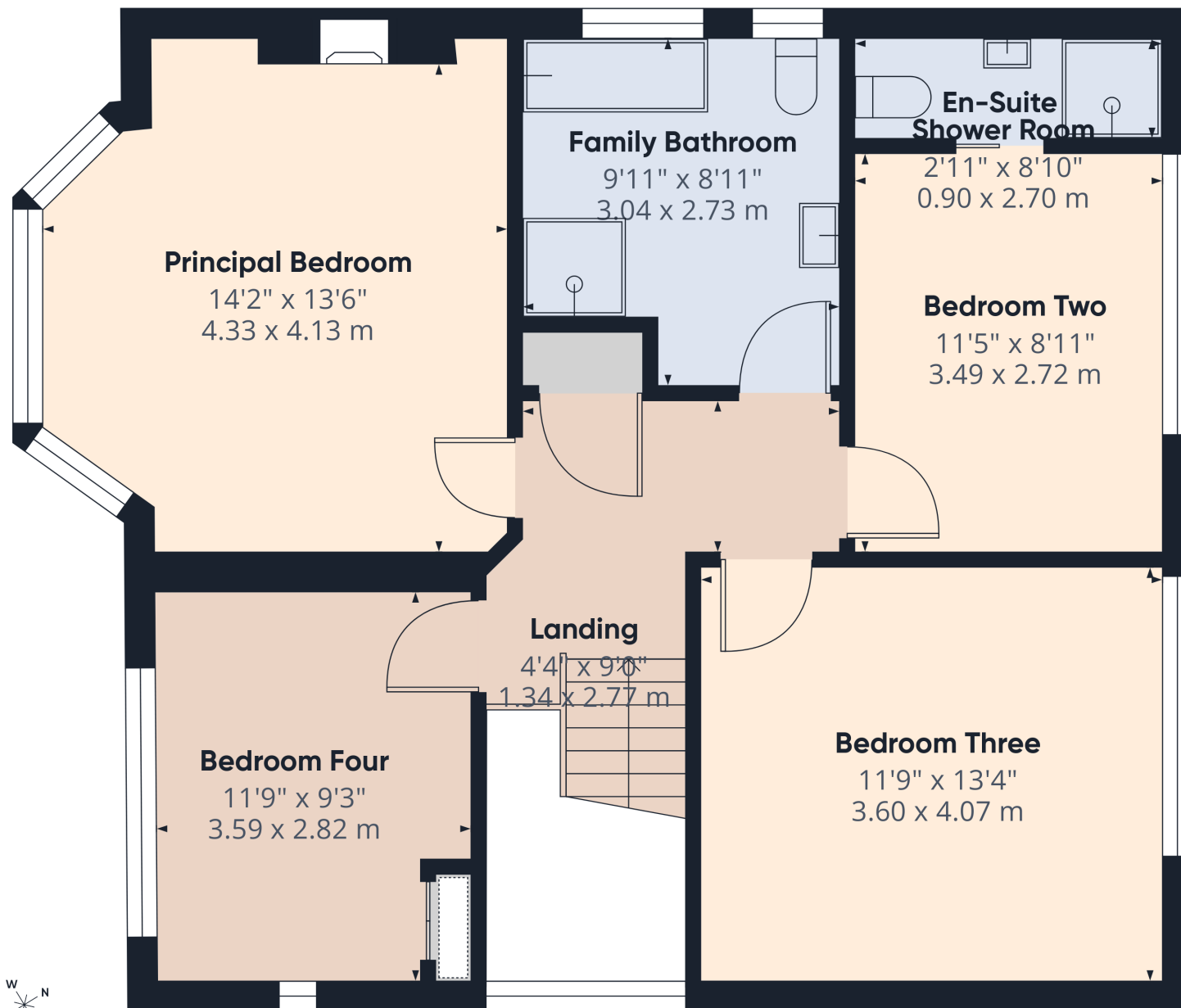
..... Below 5 ft/1.5 m

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

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Floor 1 Building 1

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Approximate total area⁽¹⁾

743 ft²

68.9 m²

(1) Excluding balconies and terraces

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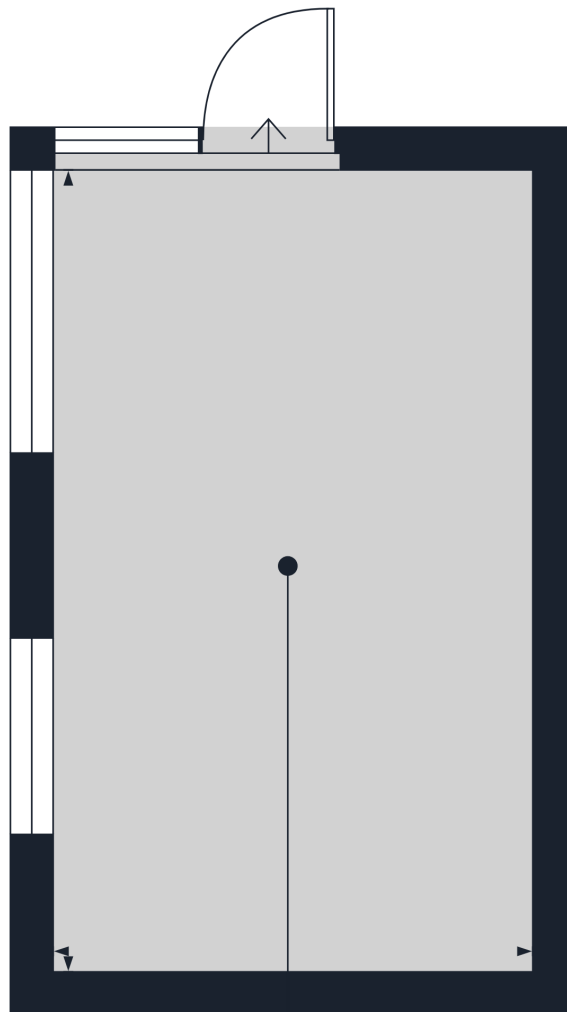
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Garden Room/Home Office/Gym/Studio

16'5" x 10'0"
5.00 x 3.05 m



Ground Floor Building 2

Approximate total area⁽¹⁾

167 ft²

15.5 m²

(1) Excluding balconies and terraces

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