

Terence Painter

ESTATE AGENTS



- Detached Three Bedroom Bungalow
- Planning Consent Granted to Renovate & remodel into a Four Bedroom, Two Bathroom Chalet Home & The Erection of an Outbuilding
- 118' x 47' Plot
- Prestigious Location
- No Forward Chain
- Located Within Yards of Stone Bay
- Hard Landscaping Works Have Commenced Including a Double Driveway & Large Patio Area Formed
- Further Planning Application Has Been Submitted for the Demolition of the Current Property & The Erection of a New Four Bedroom House

51 Stone Road, Broadstairs, Kent. CT101DZ.

Freehold £459,000

THREE-BEDROOM DETACHED HOME ON AN IMPRESSIVE 118' x 47' ELEVATED PLOT – FULL RENOVATION OR REDEVELOPMENT OPPORTUNITY

Offered to the market with no forward chain, this appealing three-bedroom detached property occupies an impressive elevated plot measuring approximately 118' x 47' and presents an exciting opportunity for those looking for a substantial renovation project or potential redevelopment opportunity. With the right vision and investment, the property could be transformed into a truly exceptional family home in one of Broadstairs’ most sought-after coastal locations.

The current vendors have recently undertaken significant groundworks, including clearing the gardens, creating a large patio area with retaining walls and the creation of off-street parking for two vehicles to the front of the property. Please note that the kerb has not yet been dropped.

Stone Road is widely regarded as one of Broadstairs’ most prestigious residential locations, situated just moments from the award-winning sandy beaches of Stone Bay and Viking Bay. The property is also ideally placed for the scenic cliff-top promenades and Broadstairs’ charming town centre, with its excellent selection of independent shops, cafés, restaurants and bars. Broadstairs mainline railway station is also within easy reach, providing high-speed rail services to London, while the area is well served by a selection of highly regarded schools. For golf enthusiasts, North Foreland Golf Club is located less than half a mile away.

Planning consent has already been granted for the existing property to be fully renovated and remodelled to create a four-bedroom, two-bathroom chalet-style home together with the erection of an outbuilding to the rear. The approved plans include the creation of two double bedrooms at first-floor level, with one benefiting from an en-suite shower room. In addition, the current vendors have submitted a separate planning application for the demolition of the existing property and construction of a new four-bedroom chalet-style home on the site. A decision on this application is expected imminently. This is therefore a rare opportunity to acquire a substantial plot in a highly desirable coastal location, with existing planning consent for refurbishment and remodelling, together with a further planning application pending for a new-build home.

The current accommodation currently comprises an entrance hall, inner hallway, living room, kitchen, bathroom and three bedrooms, with the front rooms benefiting from sea views. Externally, the property boasts a substantial south-facing rear garden.

To arrange your appointment, please contact Terence Painter Estate Agents on 01843 866 866.

The Bungalow

Entrance

Via a wooden front door.

Entrance Hall

4.08m x 2.43m (13' 5" x 8' 0") Doors leading off to the living room and inner hallway.

Inner Hallway

5.40m x 0.93m (17' 9" x 3' 1")

Living Room

5.08m x 4.60m (16' 8" x 15' 1") There is a box bay window to the front of the property and a door to the kitchen.

Kitchen

3.80m x 2.70m (12' 6" x 8' 10") This room can also be accessed via the inner hallway. There is a glazed wooden door to the rear garden.

Bathroom

2.78m x 2.02m (9' 1" x 6' 8") There is a window to the rear of the property.

Bedroom One

4.71m x 4.16m (15' 5" x 13' 8") There is a box bay window to the front of the property.

Bedroom Two

4.17m x 2.99m (13' 8" x 9' 10") There is a window to the rear of the property.

Bedroom Three

3.27m x 2.81m (10' 9" x 9' 3") There is a window to the rear of the property.

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Exterior

Planning

The property is being sold with planning consent granted to increase the roof height to facilitate a loft conversion with two dormer windows to the front and three rooflights to the rear, formation of vehicular access and driveway, together with the erection of an outbuilding to the rear. Plans and further information is available on the Thanet District council planning website, application number FH/TH/26/0708.

A further planning application has been made by the current vendors to demolish the current building and build a new four bedroom detached property with the design of the property being the same as the above application. The results of this application are expected imminently.

The Plot

36.10m x 14.50m (118' 5" x 47' 7") This property sits on a generous size plot with a south facing rear garden.

Council Tax Band

The council tax band is E.

Parking

The current vendors have created a double width driveway to the front of the property. Please note that the kerb has not been dropped.

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.

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.



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Approximate total area⁽¹⁾

1013 ft²

94.1 m²

(1) Excluding balconies and terraces

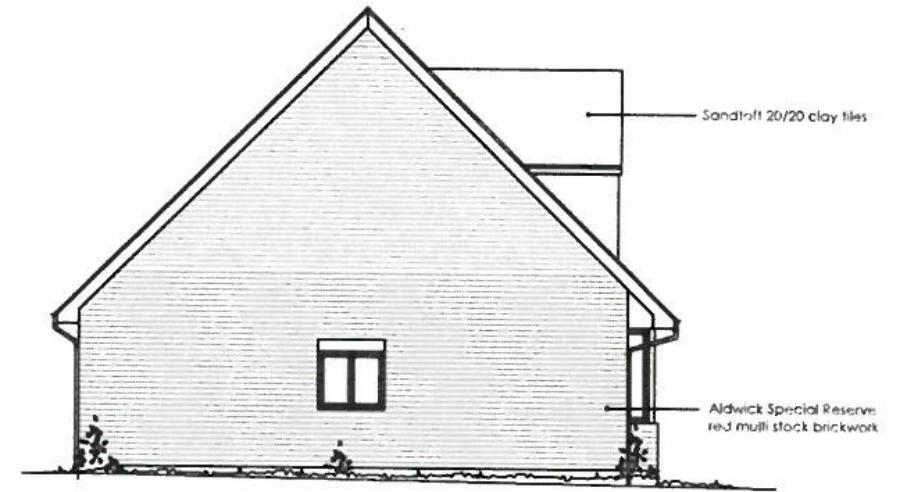
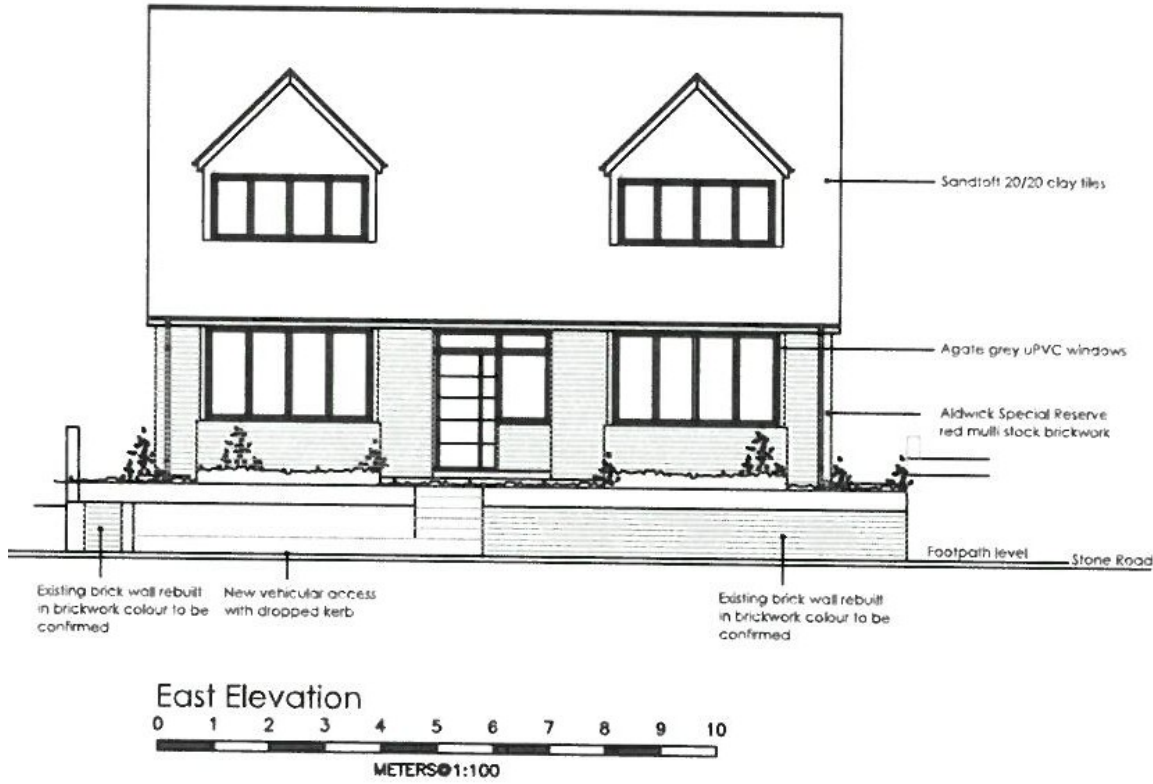
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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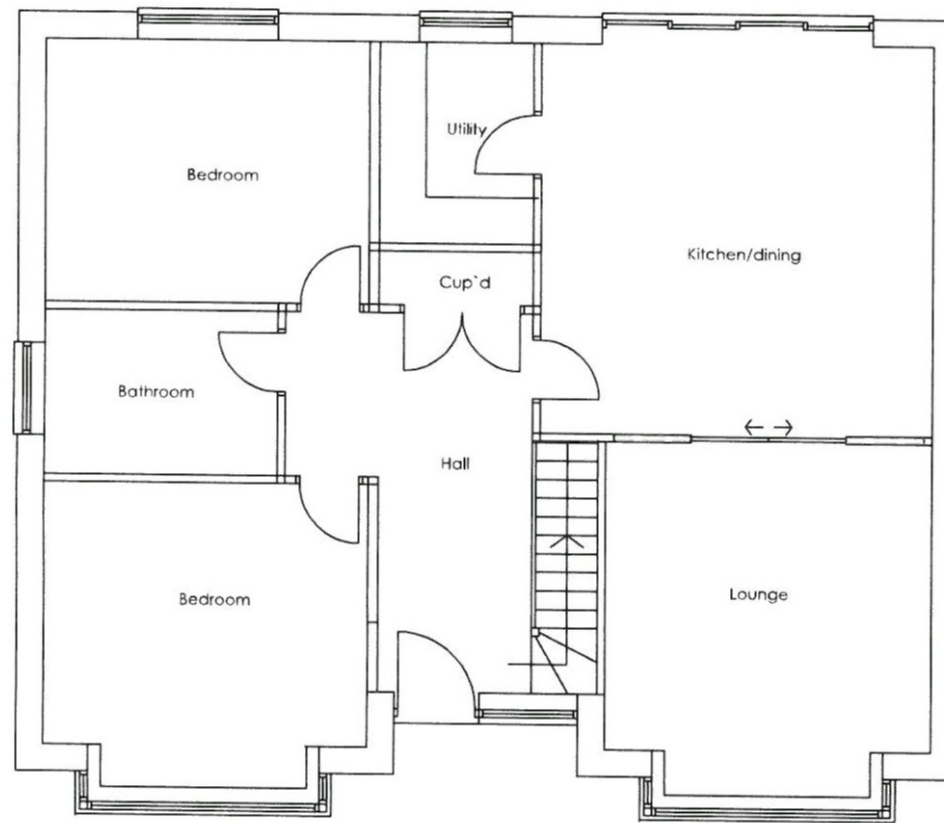
01843 866 866 www.terencepainter.co.uk



Retaining wall in brickwork to match front boundary wall

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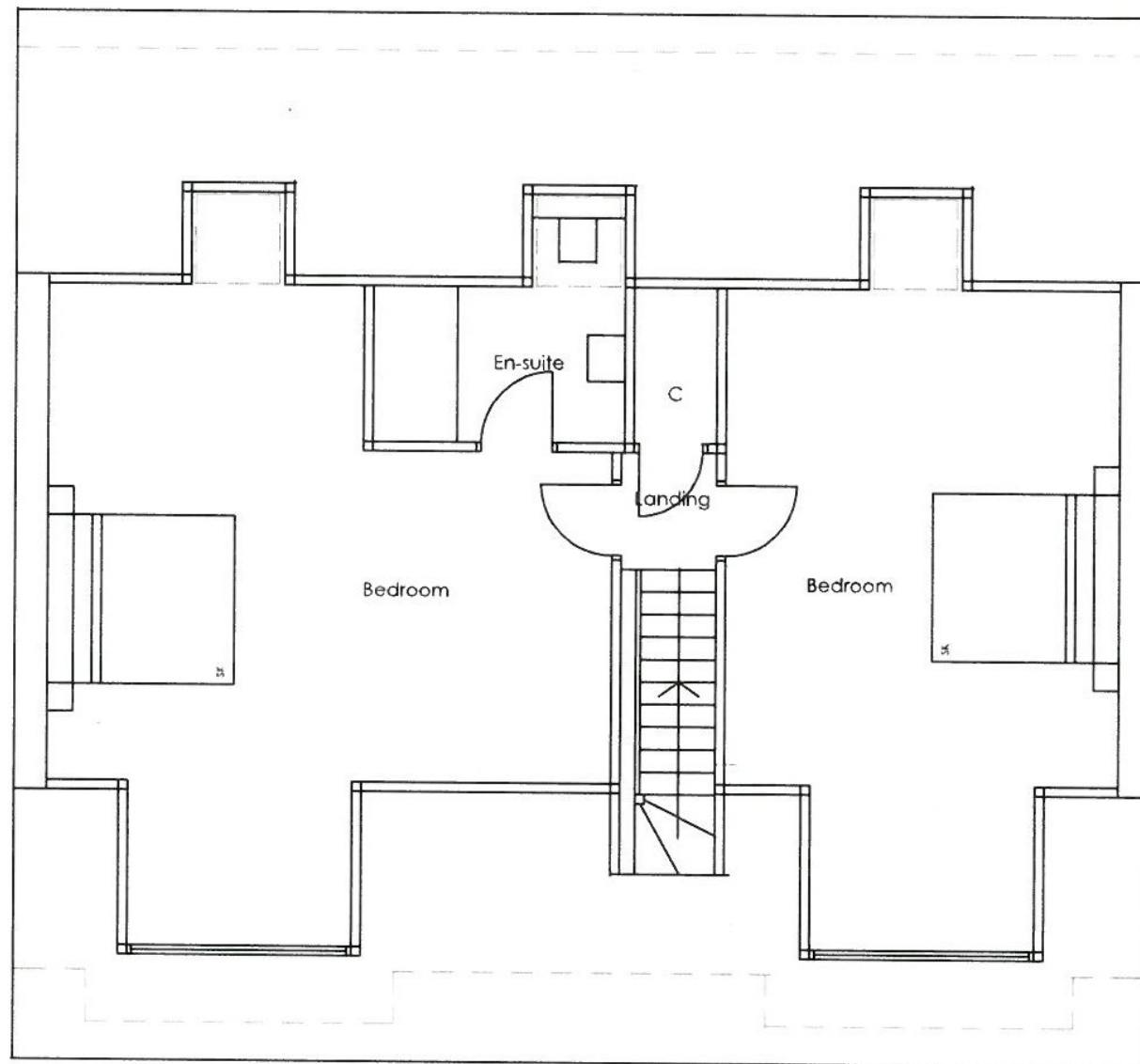


Ground Floor Plan
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METERS 1:50

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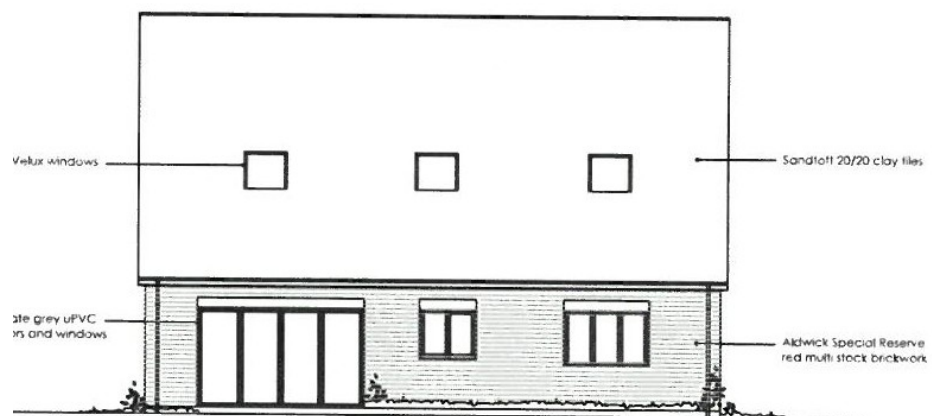
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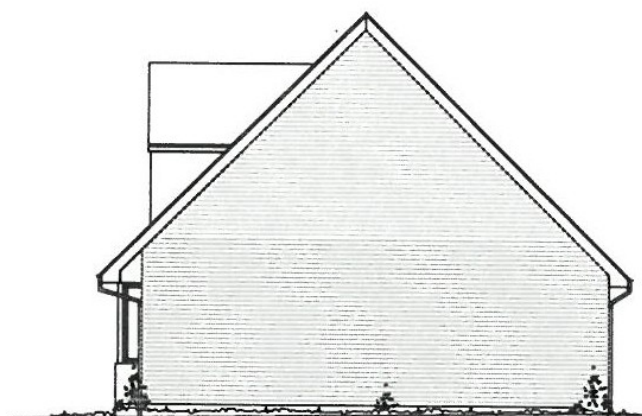


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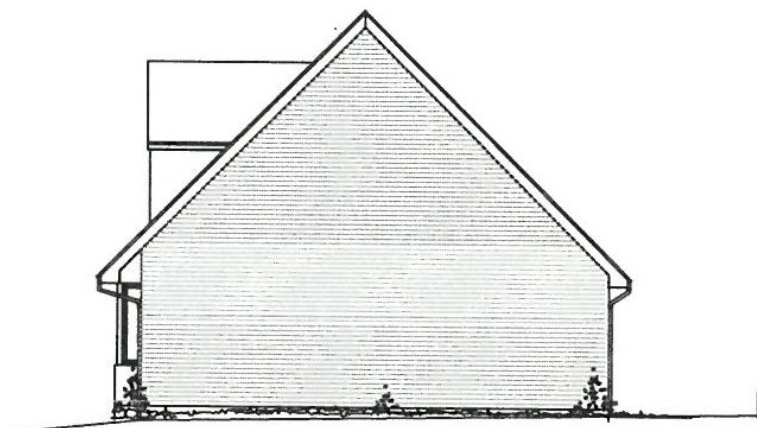
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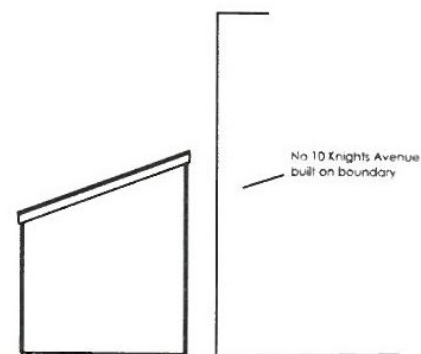
West Elevation



North Elevation



readable
or to



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