



Terence Painter

ESTATE AGENTS

- Detached Family Home
- Four / Five Bedrooms
- Two / Three Reception Rooms
- Stunning Open Planned Kitchen/Diner
- Accommodation Over Two Floors
- Prestigious Location
- Principle Bedroom & Bedroom Two Have Access to a South Facing Terrace with Elevated Sea Views
- Two Bathrooms & One En-suite W/C
- Modern Open Plan Kitchen/Diner with South Facing Terrace
- Seperate Utility Room
- Beautifully Kept South Facing Garden
- Garden Room with Access to a Large Storage Area
- Immacuately Presented Throughout
- Garage/Workshop & Driveway
- Distant Sea Views Over Roof-tops
- Three Terrace Areas
- Flexible & Spacious Living Accommodation
- Close Proximity to Beach, High Street, Schools & Transport Links

77 Dumpton Park Drive, Broadstairs, Kent. CT10 1RH.

Freehold £825,000

Positioned on the highly desirable Dumpton Park Drive, just moments from Broadstairs town centre and only a five-minute stroll from the beach, this exceptional detached family home offers versatile living space, generous accommodation, and partial sea views. Thoughtfully renovated and reconfigured by the current owners, the property has been transformed into a striking coastal residence that perfectly complements its enviable location along the beautiful Thanet coastline.

Set back from the road behind a landscaped frontage, this immaculately presented home offers approximately 2500sqft of accommodation and is filled with natural light throughout. A welcoming entrance hall with attractive wooden flooring leads to two versatile study rooms on the ground floor, ideal for home working, with one easily adaptable as a reception room/snug or fifth bedroom. The ground floor also benefits from a W.C and a separate family bathroom. To the rear, the spacious living room enjoys an abundance of natural light through a large picture window and features patio doors opening onto the garden. The well-appointed open plan kitchen/dining room provides an ideal space for family life and entertaining, with double-glazed bi-folding doors leading onto the first of three terraces which offers beautiful elevated views down to Dumpton Gap. A separate utility room completes the ground floor accommodation.

The first floor hosts four generously sized double bedrooms. Both the principal suite and bedroom two enjoy direct access via French doors to an impressive elevated terrace, offering far-reaching views across Dumpton Gap and distant sea views. The principal bedroom further benefits from built-in wardrobes and an en-suite WC, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property is equally impressive. The landscaped front garden is mainly laid to lawn and enhanced by a variety of mature flowers and shrubs. A spacious driveway provides off-street parking for multiple vehicles and leads to the garage. Side access leads to the private, south-facing rear garden, which is thoughtfully designed with lawns, mature trees, and established planting to create a peaceful and secluded setting. A third terrace provides a shaded retreat, while a charming garden room offers excellent potential as a bar, entertainment space, BBQ room, or additional storage area.

This really is a wonderful and unique family home so call Terence Painter Estate agents today on 01843 866 866 to arrange your viewing

Location

Location

Broadstairs remains one of Kent’s most sought-after seaside destinations, renowned for its charming fishermen’s cottages, elegant period homes, and literary connections, including Bleak House, once the summer residence of Charles Dickens. The town boasts an array of award-winning sandy beaches, including Viking Bay and Joss Bay, alongside a vibrant selection of boutique shops, cafés, restaurants, and leisure facilities. Further retail and entertainment amenities can be found at nearby Westwood Cross. The area offers excellent sporting and recreational opportunities, including golf at North Foreland Golf Club and the championship courses of Royal St George’s and Prince’s Golf Club in Sandwich. Residents can also enjoy sailing, coastal walks, horse riding, bowls, and a variety of local sports clubs. For commuters, Broadstairs benefits from high-speed rail services with direct links to London St Pancras in approximately 82 minutes. The nearby A299 Thanet Way provides convenient access to the motorway network, while the Port of Dover, Eurotunnel at Folkestone, and Eurostar services from Ashford offer excellent connections to mainland Europe.

Ground Floor

Entrance

Access to the property is via a solid wooden front door to the entrance porch.

Entrance porch

2.83m x 1.00m (9' 3" x 3' 3") There are two double glazed windows to the front of the property, quarry tiled flooring, feature lighting and a part glazed wooden door to the entrance hall.

Entrance Hall

There are carpeted stairs to the first floor, oak engineered flooring, radiator, cloak cupboard and doors leading off to the study, reception room two/bedroom five, bathroom, separate w.c, living room and kitchen/diner.

Office

2.89m x 2.72m (9' 6" x 8' 11") There is a double glazed window to the side of the property, radiator and oak engineered flooring.

Reception Room Two/Bedroom Five

3.74m x 3.64m (12' 3" x 11' 11") There is a large double glazed window to the front of the property with fitted shutter blinds, telephone point, radiator and oak engineered flooring.

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Bathroom

1.99m x 1.83m (6' 6" x 6' 0") There is a frosted double glazed window to the side of the property, P shaped bath with a chrome mixer tap with shower a attachment and an electric shower over, wash hand basin with chrome mixer tap inset to a white high gloss vanity unit with a fitted illuminated mirrored cabinet over, chrome ladder style towel radiator, part tiled walls and vinyl flooring.

Seperate W.C

2.40m x 0.78m (7' 10" x 2' 7") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin with mixer tap and vinyl flooring

Open Plan Kitchen/Diner

Kitchen Area

3.89m x 3.63m (12' 9" x 11' 11") Open to the dining area, this beautifully appointed modern kitchen comprises an extensive range of fitted wall, base and drawer units with a wide range of integrated appliances. There is a complementing corner pantry cupboard with feature lighting, sink unit and chrome instant hot water tap inset to quarts worktops with upstands. There is feature lighting, double glazed window to the side of the property and tiled flooring.

Dining Area

4.16m x 2.31m (13' 8" x 7' 7") This room is a wonderful feature of this home and boast double glazed aluminium bi-folding doors to the rear which provide level access out to a terrace area with stunning views down to Dumpton Gap. There is a double glazed window to the side of the property, glazed wooden door to the utility room and a further double glazed door to the living room. There is a radiator and tiled flooring.

Utility Room

2.30m x 1.07m (7' 7" x 3' 6") There is a glazed aluminium door to the garden, double glazed window to the side, washing machine and tiled flooring.

Terrace One

5.83m x 2.49m (19' 2" x 8' 2") This is a south facing decked terrace area with far reaching roof top and distant sea views.

Living Room

5.88m x 4.12m (19' 3" x 13' 6") There is a large double glazed window to the side of the property and a part glazed door to the rear which opens up to steps down to the garden. This room features a television point, radiator and oak engineered flooring.

First Floor

Landing

There is carpet flooring and doors leading off to the bedrooms and bathroom.

Master Bedroom

4.33m x 3.27m (14' 2" x 10' 9") This impressive room features a large double glazed window and door to the rear of the property which gives access to a further terrace area which can also be accessed from bedroom two. There is a range of white high gloss fitted wardrobes, door to the en-suite w.c, radiator and carpet flooring.

En-Suite W.C

1.40m x 0.92m (4' 7" x 3' 0") There is a frosted double glazed window to the side of the property, low level w.c, wash hand basin with chrome mixer tap and vinyl flooring.

Bedroom Two

5.76m x 3.23m (18' 11" x 10' 7") There is a radiator, carpet flooring, double glazed window to the side of the property and a double glazed window and door to the rear which gives access to the roof terrace.

Terrace Two

3.68m x 2.72m (12' 1" x 8' 11") This area is accessed via both the master bedroom and bedroom two and offers stunning distant sea views.

Bedroom Three

4.07m x 2.76m (13' 4" x 9' 1") This room features a double glazed window to the front of the property, recess storage cupboard, radiator and carpet flooring.

Bedroom Four

3.67m x 2.78m (12' 0" x 9' 1") This room features a double glazed window to the front of the property, radiator and carpet flooring.

Bathroom

2.32m x 2.03m (7' 7" x 6' 8") There is a double glazed window to the side of the property, P shaped bath with a chrome mixer tap with hand shower attachment and a mixer shower over, wash hand basin with chrome mixer tap, chrome ladder style towel radiator, part tiled walls and vinyl flooring.

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Exterior

Rear Garden

13.30m x 8.60m extending to 18.70m (43' 8" x 28' 3" extending to 61'4") This well maintained garden extends to the rear and side of the property and is mainly laid to lawn with well stocked perimeter flower beds. There is a greenhouse, access door to the garage/workshop, side access, hose point and steps down to a paved sheltered terrace area which features a double glazed UPVC door to the garden room

Garden Room

3.07m x 2.32m (10' 1" x 7' 7") This area could make the ideal studio or hobby room. There is light, power points and two accesses to the large storage area beneath the property.

Storage Area

8m x 6.270m (26' 3" x 20' 7") This large area which is divided in two is located beneath the property and offers ample dry storage space. (Please note that it is not full head height).

Garage/Workshop

5.17m x 2.95m (17' 0" x 9' 8") There is an up and over door to the front, door to the rear, power points and lighting.

Front Garden

This is a well maintained front garden with a driveway to the garage.

Council Tax Band

The council tax band is E.

Agents Note

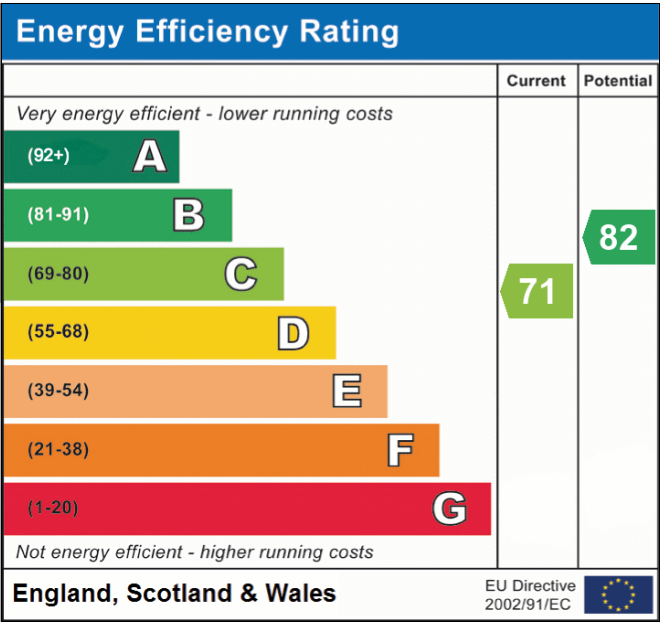
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Floor 1

Approximate total area⁽¹⁾

1202 ft²

111.8 m²

Balconies and terraces

186 ft²

17.2 m²

Reduced headroom

8 ft²

0.8 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.

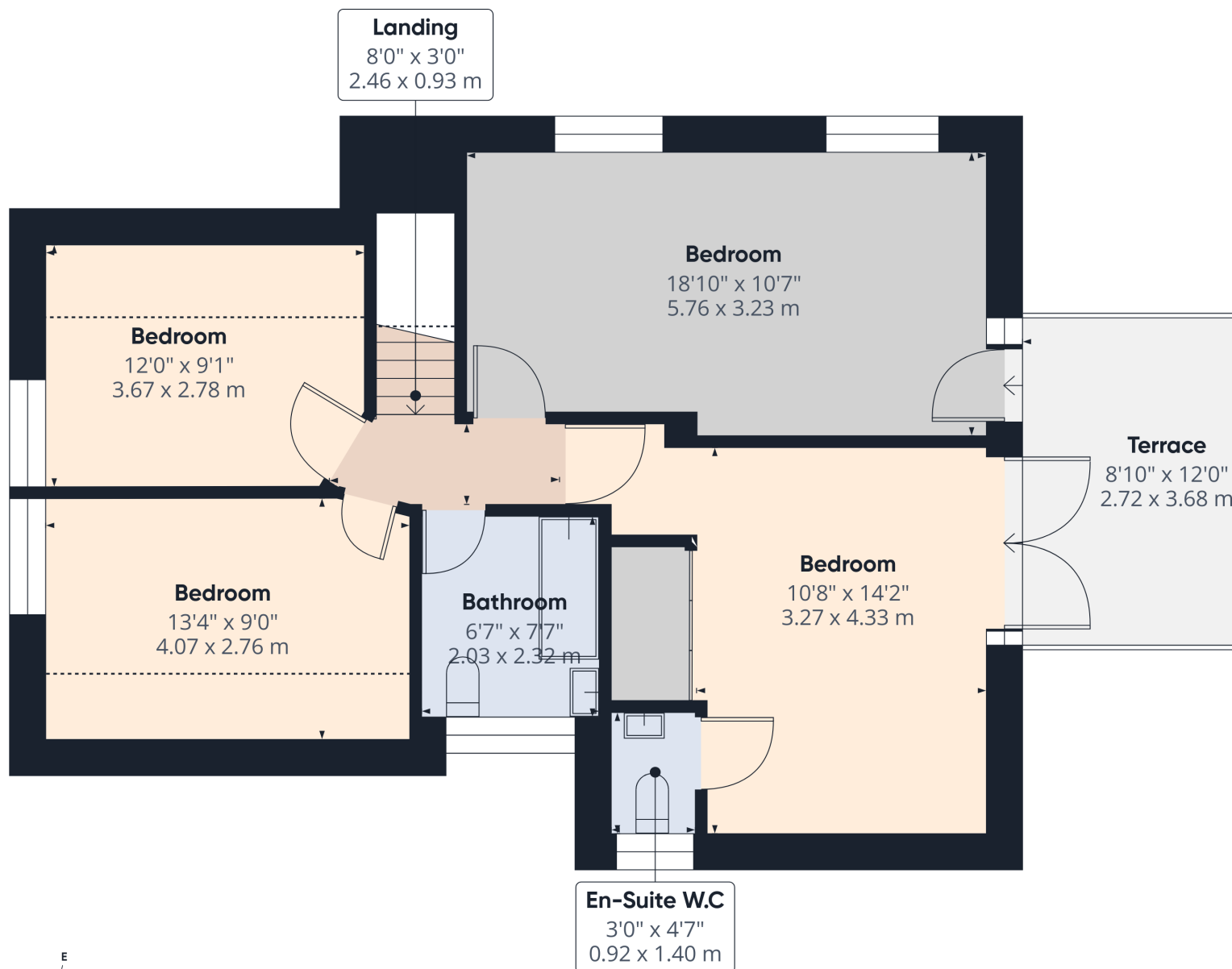
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Approximate total area⁽¹⁾

698 ft²

64.7 m²

Balconies and terraces

108 ft²

10 m²

Reduced headroom

63 ft²

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Floor 2

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Ground Floor

Approximate total area⁽¹⁾

565 ft²

52.5 m²

Reduced headroom

493 ft²

45.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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