



Terence Painter

ESTATE AGENTS

- Seafront Apartment
- Two Double Bedooms
- Stunning Elevated Sea & Beach Views from All Front Facing Rooms
- No Forward Chain
- Kitchen
- Bathroom & Cloakroom/W.C
- Double Aspect Lounge
- Located Within Yards of Viking Bay & Town Centre
- Council Tax Band A

Flat 7 Prospect House, The Parade, Broadstairs, Kent. CT10 1NB.

Leasehold £275,000

SPACIOUS SECOND-FLOOR SEAFRONT APARTMENT WITH UNINTERUPED
BREATHTAKING VIEWS ACROSS VIKING BAY — OFFERED WITH NO FORWARD CHAIN!

Terence Painter Estate Agents are delighted to present this bright and generously proportioned two double bedroom second-floor apartment, set within an attractive period property which is perfectly located directly on Broadstairs seafront.

While the property requires modernisation, it offers outstanding potential and enviable sea views. Perfectly positioned just yards from the sandy shores of Viking Bay, this apartment enjoys uninterrupted, elevated coastal views, along with easy access to the town's charming collection of independent shops, restaurants, and pubs. Although the apartment would benefit from a programme of updating, the existing layout already provides spacious accommodation. In our opinion, reconfiguration should be considered to maximise the property's full potential.

The current layout comprises a welcoming entrance hall, kitchen, double aspect living room with breath-taking elevated views across Viking Bay, kitchen, bathroom, seperate W.C and two double bedrooms, with the principle bedroom boasting uninterrupted elevated views across Viking Bay,

This fantastic home is being offered with no forward chain and presents an ideal opportunity for buyers looking to create their dream seaside retreat. Contact Terence Painter Estate Agents today on 01843 866 866 to arrange your viewing and discover the charm and potential of this exceptional seafront apartment.

Ground Floor

Communal Entrance

There is a secure communal front door which provides access to the communal entrance hall with carpeted stairs to all floors.

Second Floor

Apartment Entrance

Access into the property is via a wooden front door.

Apartment Entrance Hall

4.38m x 1.10m (14' 4" x 3' 7") There is a built in cupboard, wall mounted phone for the entry system, parquet wooden flooring and doors leading off to all rooms.

Living Room

4.11m x 3.42m (13' 6" x 11' 3") This double aspect room features two large sash windows to the front and side of the property which offer stunning uninterrupted elevated views across Viking bay and up towards Queens Gardens. There is a feature tiled fireplace, picture rail and vinyl flooring.

Kitchen

3.15m x 2.04m (10' 4" x 6' 8") There is a window and glazed door to the rear of the property which provides access to the fire escape, range of fitted wall and base units, fitted larder cupboard, space and plumbing for a dual fuel cooker and fridge/freezer.

Flat 7 Prospect House, The Parade, Broadstairs, Kent. CT10 1NB.

£275,000

Principle Bedroom

4.13m x 2.43m (13' 7" x 8' 0") There is a large sash window to the front of the property offering stunning elevated sea views across Viking Bay, fitted cupboard, picture rail and vinyl flooring.

Bedroom Two

3.36m x 3.04m (11' 0" x 10' 0") There is a double glazed window to the rear of the property and parquet wooden flooring.

Bathroom

2.00m x 1.77m (6' 7" x 5' 10") There is a frosted double glazed window to the rear of the property, panelled bath and wash hand basin.

Seperate Cloakroom/W.C

1.65m x 0.77m (5' 5" x 2' 6") There is a frosted window to the side of the property and a low level w.c.

Lease Information

-We have been advised that the length of lease remaining is approximately 48 years. The freeholder has confirmed that they would increase the term of the lease to 125 years for £40,000 plus their solicitors fees.

-The maintenance fee is currently £699.25 paid every six months.

-Holiday letting is not permitted.

Council Tax Band

The council tax band is A.

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, for marketing purposes, the internal images have been AI-generated to show the property cleared of furniture and personal belongings, which are currently present at the property. The vendors have advised us that they are in the process of having the property cleared.

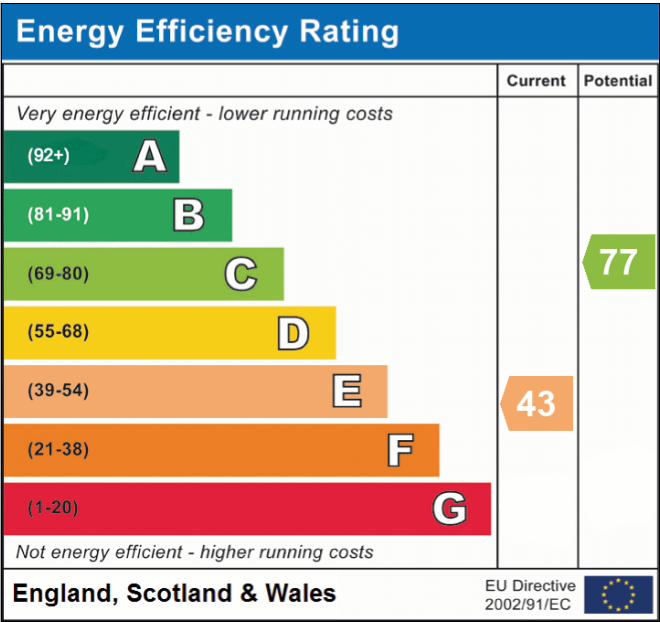
Flat 7 Prospect House, The Parade, Broadstairs, Kent. CT10 1NB.

£275,000



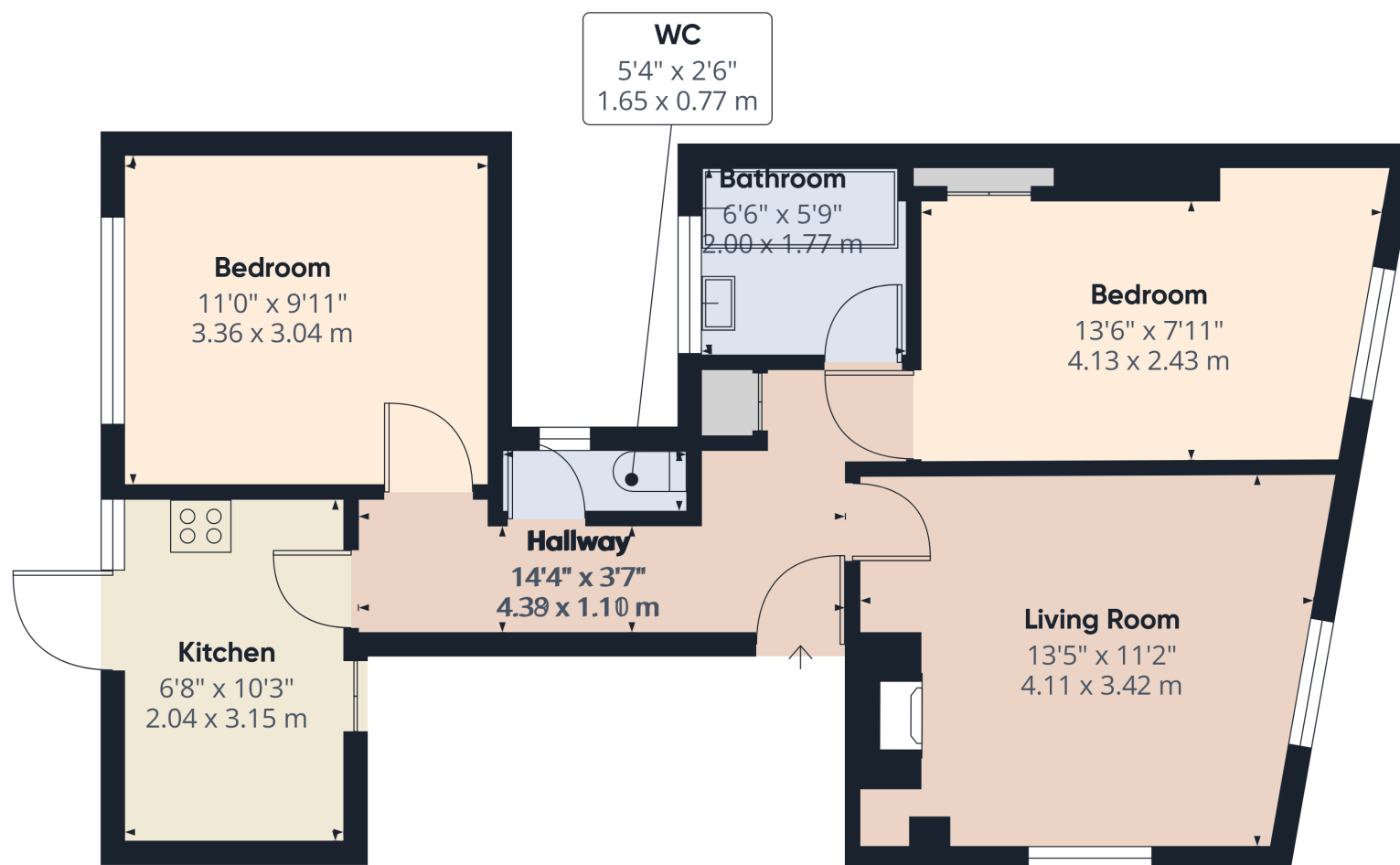
Flat 7 Prospect House, The Parade, Broadstairs, Kent. CT10 1NB.

£275,000



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.



Approximate total area⁽¹⁾

572 ft²
53.2 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



Flat 7 Prospect House, The Parade, Broadstairs, Kent. CT10 1NB.

£275,000