





Terence Painter
ESTATE AGENTS

- Seafront Apartment
- Two Double Bedrooms
- Recently Refurbished to an Impressive Standard
- New Modern Shower Room
- First Floor
- Stunning Elevated Sea Views
- Garage En-Bloc
- Located within Close Proximity of The Beach, Cliff Top Walks, High Street & Transport Links
- No Forward Chain
- Updated Heating System
- Leasehold - 168 years remaining

11 Copperfield Court, Rectory Road, Broadstairs, Kent. CT101HE.

Leasehold £385,000

Recently modernised, this stunning and spacious seafront apartment is set within one of Broadstairs' most sought-after developments, boasting spectacular elevated sea views and offered with no onward chain.

Situated on the cliff top along Eastern Esplanade, Copperfield Court is an impressive coastal development overlooking the sea and ideally positioned within easy reach of Broadstairs High Street. Residents can enjoy an eclectic mix of independent shops, cafés, bars, and convenient access to the train station with high-speed services to London St Pancras. Occupying a prominent position within the development, the apartment offers generous and well-presented accommodation throughout.

This home has recently undergone an extensive schedule of improvements including a new shower room, updated heating system, updated electrical works, redecoration and new flooring. The welcoming central entrance hall provides access to all principal rooms, including two spacious double bedrooms, a newly fitted contemporary shower room, and a well-appointed kitchen with side sea views. The bright and airy 21'11" living room is a standout feature, enjoying stunning elevated sea views through double-glazed windows.

Further benefits include a garage en-bloc and access to beautifully maintained communal gardens. Offered with no onward chain and 168 years lease remaining, this exceptional coastal home is ready to move into. Contact Terence Painter Estate Agents today to arrange your viewing on 01843 866866.

Ground Floor

Communal Entrance

Access into the communal entrance hall is via a part glazed secure front door.

First Floor

Apartment Entrance

Access is via a wooden front door to the entrance hall.

Entrance Hall

3.65m x 1.82m (12' 0" x 6' 0") This impressive size entrance hall features a cloak cupboard, storage cupboard, carpet flooring. There are doors leading off to all rooms.

Living Room

6.71m x 5.29m (22' 0" x 17' 4") (measurements include the kitchen) This wonderful size room offers breath-taking elevated sea views via two large double glazed windows to the rear of the property. There are two radiators, media points and carpet flooring. This room is partly open to the kitchen.

Kitchen

This kitchen comprises an extensive range of fitted wall, base and drawer units with a range of integrated appliances. There is a sink unit inset to roll top worksurfaces, localised wall tiling and a double glazed window to the side offering stunning sea views across Stone Bay.

Bedroom One

4.72m x 2.70m (15' 6" x 8' 10") There is a double glazed window to the side of the property offering elevated sea views across Stone Bay, radiator and carpet flooring.

Bedroom Two

3.71m x 2.73m (12' 2" x 8' 11") There is a double glazed window to the side of the property offering elevated sea views across Stone Bay, radiator and carpet flooring.

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Shower Room

1.85m x 1.60m (6' 1" x 5' 3") This beautifully appointed newly fitted shower room features a fully tiled shower cubicle, low level w.c and a wash hand basin inset to a vanity unit with a complementing fitted wall mirror over. There is a chrome ladder style towel radiator, down lights, extractor, frosted double glazed window to the front, fully tiled walls and vinyl flooring.

Exterior

Garage En-Bloc

This garage is en-bloc and is accessed via Shutler Road.

Communal Gardens

Copperfield Court benefits from large clifftop communal gardens which are predominately laid to lawn with an abundance of mature hedges and shrubs.

Lease Information

Our vendor has informed us of the below information:
-There is approximately 168 years remaining on the lease.
-Annual maintenance fee is £935.14.
-The ground rent is £60 per annum.
-Pets are permitted
-Assures shorthold letting is permitted.
-Holiday letting is not permitted.

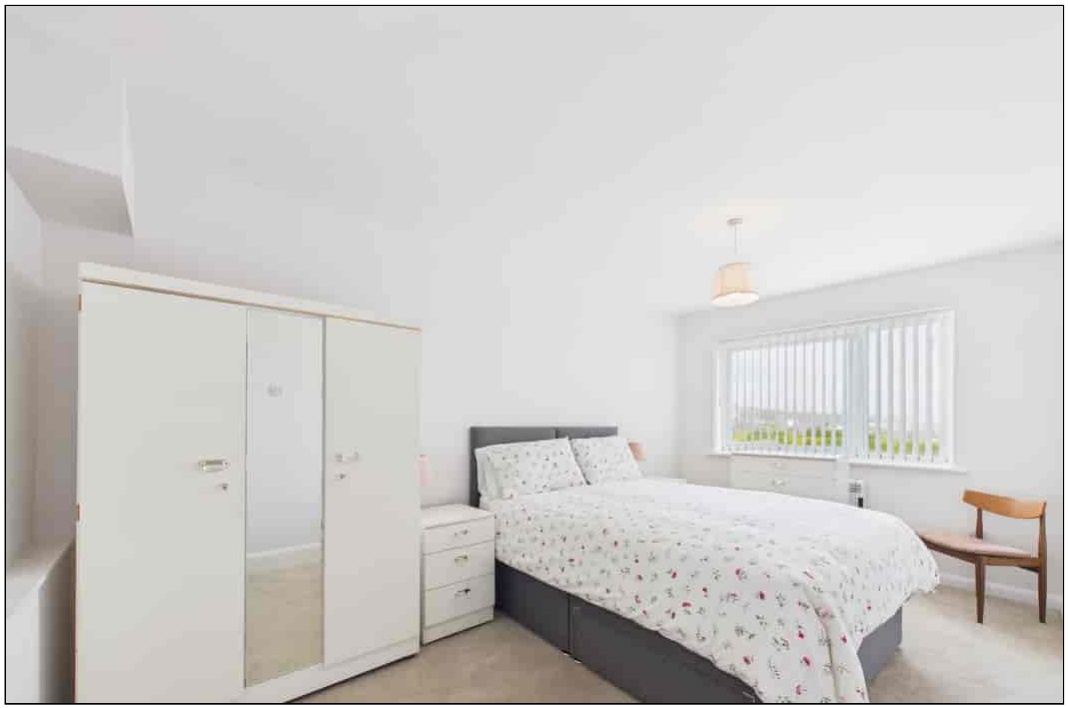
Council Tax Band

The council tax band is D.

Agents Note

Anti Money-Laundering Checks

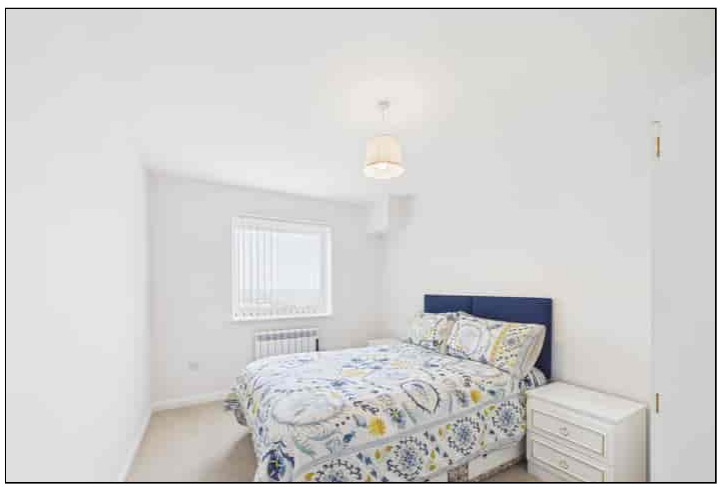
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have 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.

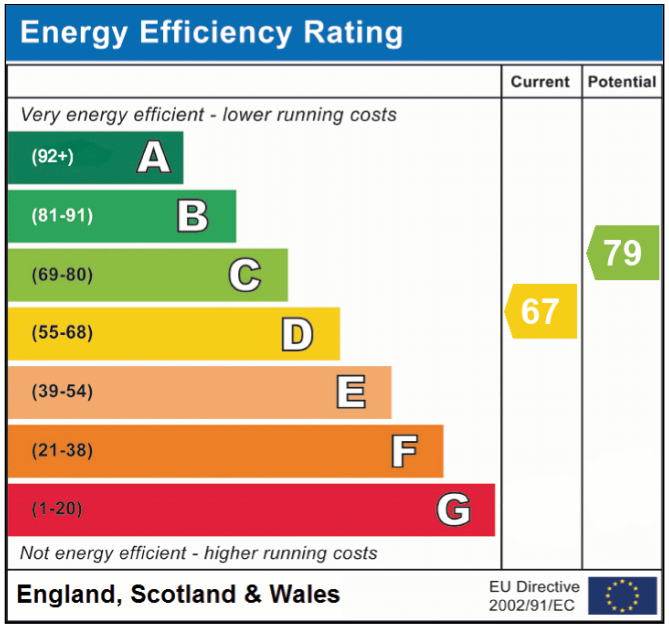


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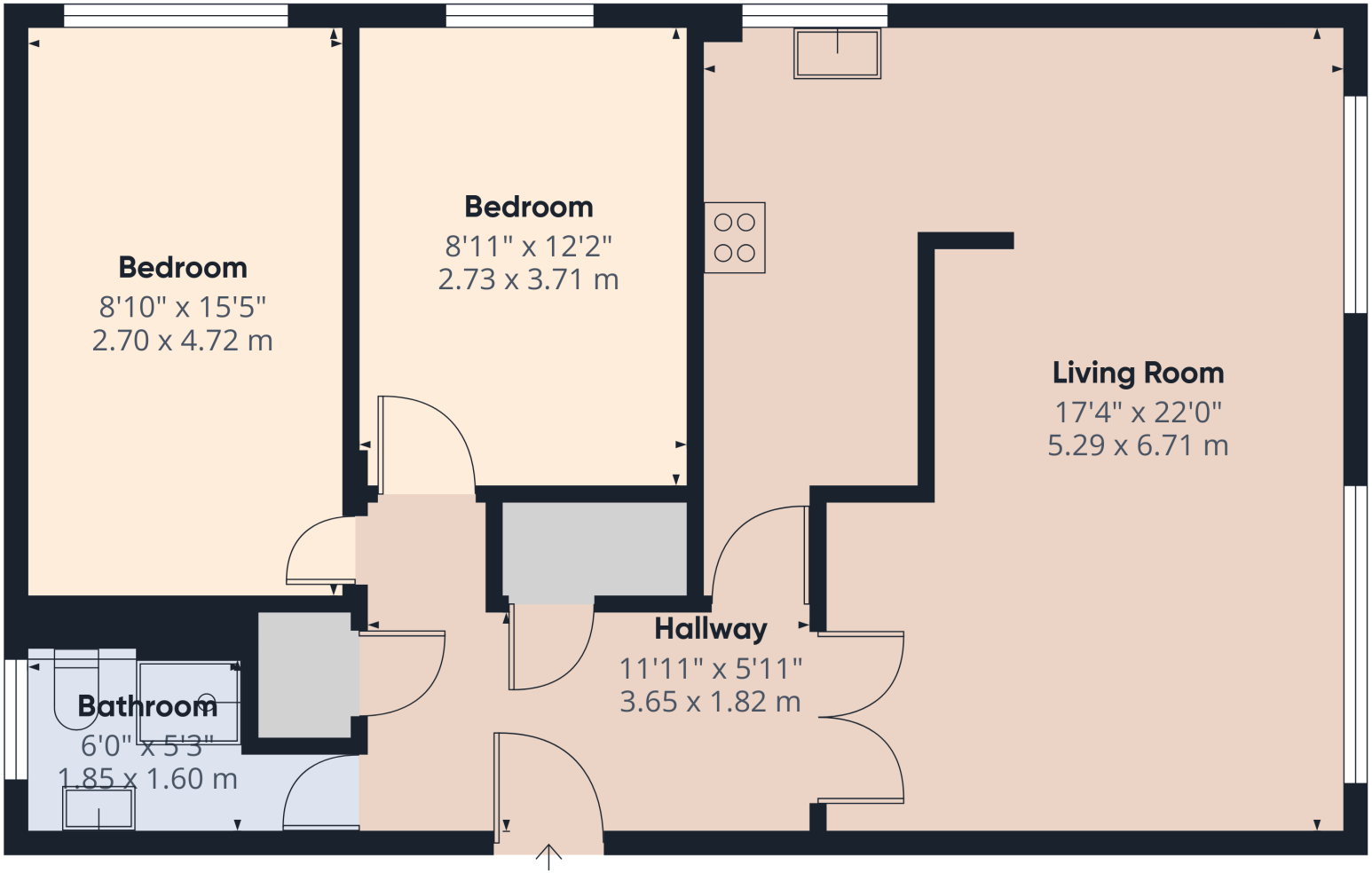




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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)

759 ft²

70.4 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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