





Terence Painter
ESTATE AGENTS

- Semi Detached House
- Four Bedrooms
- Extended Accommodation
- Principal Lounge
- 23'2" Open Plan Kitchen/Dining/Family Room
- Utility Room/W.C
- Sought After Avenue
- Located within a Mile of Broadstairs' Sandy Beaches, Schools, High Street & Transport Links
- Large Driveway & Garage
- 60' Landscaped Rear Garden

68 Salisbury Avenue, Broadstairs, Kent. CT10 2DU.

Freehold £500,000

Terence Painter Estate Agents are delighted to bring to the market this attractive and exceptionally spacious extended semi-detached family home. Lovingly maintained and significantly enhanced by the current owners, the property is presented in excellent condition throughout and offers generous accommodation ideal for modern family living. Situated on one of Broadstairs' most sought-after tree-lined avenues, the home enjoys a prime location within easy reach of highly regarded local schools, the High Street, railway station, and the beautiful sandy beaches of Stone Bay and Viking Bay.

The well-planned accommodation is arranged over two floors and begins with an entrance porch leading into a welcoming hallway. The ground floor features a spacious principal lounge, a convenient utility room/WC, and a stunning 23'2" open-plan kitchen, dining, and family room. This impressive space is thoughtfully designed with clearly defined living areas and benefits from direct access to the rear garden, making it perfect for entertaining family and friends.

Upstairs, the property offers four well-proportioned bedrooms and a stylish family bathroom, providing ample space for growing families. Externally, the home continues to impress with a beautifully landscaped rear garden measuring approximately 60 feet in length. A generous raised patio provides the perfect setting for barbecues, outdoor dining, and relaxing during the warmer months. To the front and side of the property, a substantial block-paved driveway offers ample off-street parking and leads to a detached garage. This is a truly wonderful family home that must be viewed to be fully appreciated.

Contact Terence Painter Estate Agents today on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a part glazed composite front door.

Entrance Porch

2.02m x 0.86m (6' 8" x 2' 10") There are exposed brick walls and a glazed wooden door to the entrance hall.

Entrance Hall

3.39m x 1.86m (11' 1" x 6' 1") There are carpeted stairs to the first floor, open doorway to the lounge, radiator, panelled walls to dado level, picture rail, wall light and vinyl tiled flooring.

Lounge

4.15m x 3.87m (13' 7" x 12' 8") There is a double glazed bay window to the front of the property, door to the open plan kitchen/diner/family room, feature fireplace with fitted shelving to both recesses, radiator, picture rail, media points and carpet flooring.

Open Plan Kitchen/Diner/Family Room

7.06m x 5.57m (23' 2" x 18' 3") Ideal for family living, this spacious and well-defined room features an extensive range of fitted wall, base and drawer units, together with space and plumbing for a dishwasher and a dual-fuel range cooker with an extractor hood above. A ceramic sink with mixer tap is inset into wooden worktops, complemented by localised wall tiling and under-cabinet lighting. A door from the kitchen leads to the utility room/WC.

The family area provides ample space for additional seating and is enhanced by an attractive brick fireplace and dedicated bar area, creating an ideal space for relaxation and entertaining.

To the rear, the dining area benefits from sliding double-glazed doors that seamlessly connect the indoor and outdoor living spaces. Throughout the room, there are recessed downlights, radiators and stylish vinyl tile flooring.

Utility Room/W.C

2.27m x 1.47m (7' 5" x 4' 10") This practical utility room benefits from a frosted double-glazed window to the side elevation, a low-level WC, and a wall-mounted combination boiler. The room is fitted with a base unit incorporating space and plumbing for a washing machine, together with a useful understairs storage cupboard. The space is completed with durable vinyl flooring.

First Floor

Landing

2.42m x 1.08m (7' 11" x 3' 7") There is a double glazed window to the side of the property, loft hatch, carpet flooring and doors leading off to the inner landing, principal bedroom, bedroom four and the family bathroom.

Principal Bedroom

4.27m x 2.90m (14' 0" x 9' 6") There is a double glazed bay window to the front of the property, two fitted wardrobes, and a chest of drawers, radiator and carpet flooring.

Bedroom Four

2.41m x 2.26m (7' 11" x 7' 5") There is a double glazed window to the front of the property, radiator and carpet flooring.

Family Bathroom

2.41m x 2.24m (7' 11" x 7' 4") This room features frosted double glazed widows to the side and rear of the property, P shaped bath with mixer shower over, low level w.c, wash hand basin with an illuminated mirror over, chrome ladder style towel radiator, extractor, fully tiled walls and flooring.

Inner Landing

3.67m x 0.81m (12' 0" x 2' 8") There is carpet flooring and doors leading off to bedrooms two and three.

Bedroom Two

3.59m x 3.10m (11' 9" x 10' 2") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Bedroom Three

2.50m x 3.69m (8' 2" x 12' 1") There is a Velux window, radiator and carpet flooring.

Exterior

Rear Garden

Measuring approximately 60 feet in length, this well-presented garden features a spacious granite-paved patio area directly adjoining the property, which steps down to a generous lawned garden. Additional benefits include a side access door to the garage, gated access to the side of the property, exterior lighting, and an outside tap. Ideal for family life and outdoor entertaining, the garden is relatively low maintenance while offering ample space for relaxation and recreation.

Garage & Driveway

The property benefits from a large block-paved driveway extending across the front and side of the property, providing ample off-road parking. If required, the driveway also offers access for a small vehicle to the garage, subject to the removal of the partition fencing.

The garage is fitted with a metal up-and-over door to the front, a personnel door to the side, and benefits from lighting and power points.

Council Tax Band

The council tax band is C.

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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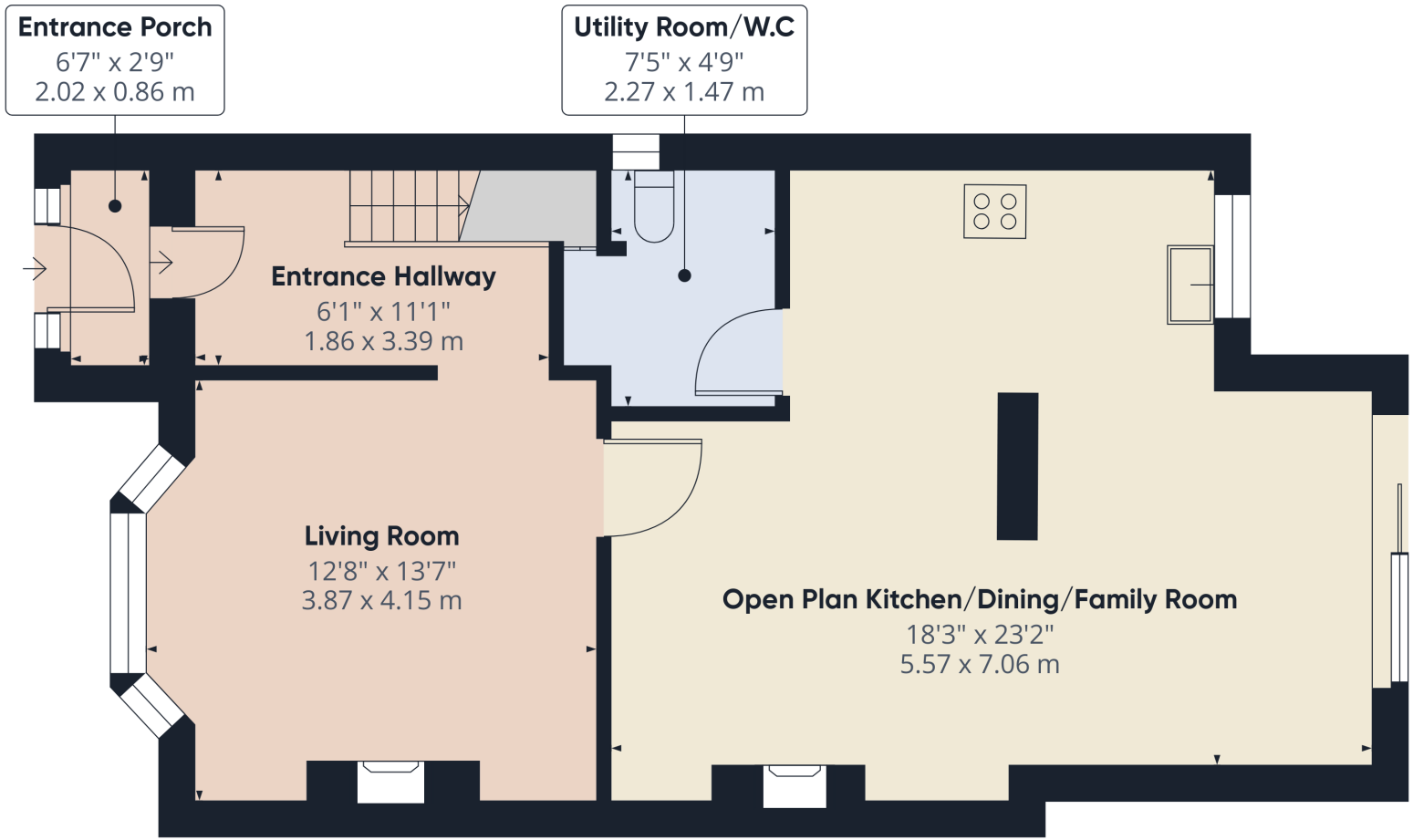




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

Approximate total area(1)

656 ft²

61 m²

(1) Excluding balconies and terraces

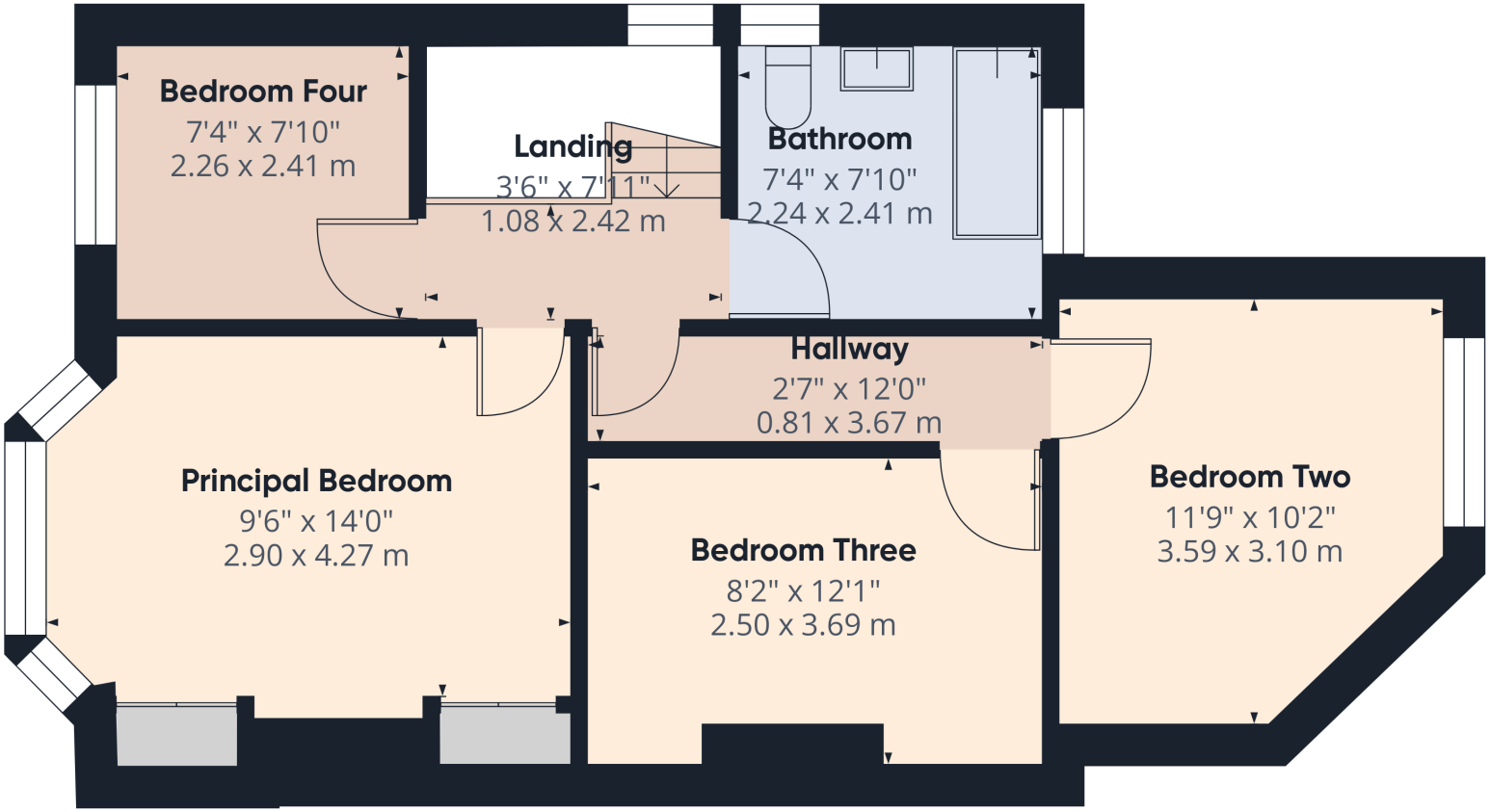
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Approximate total area(1)

541 ft²

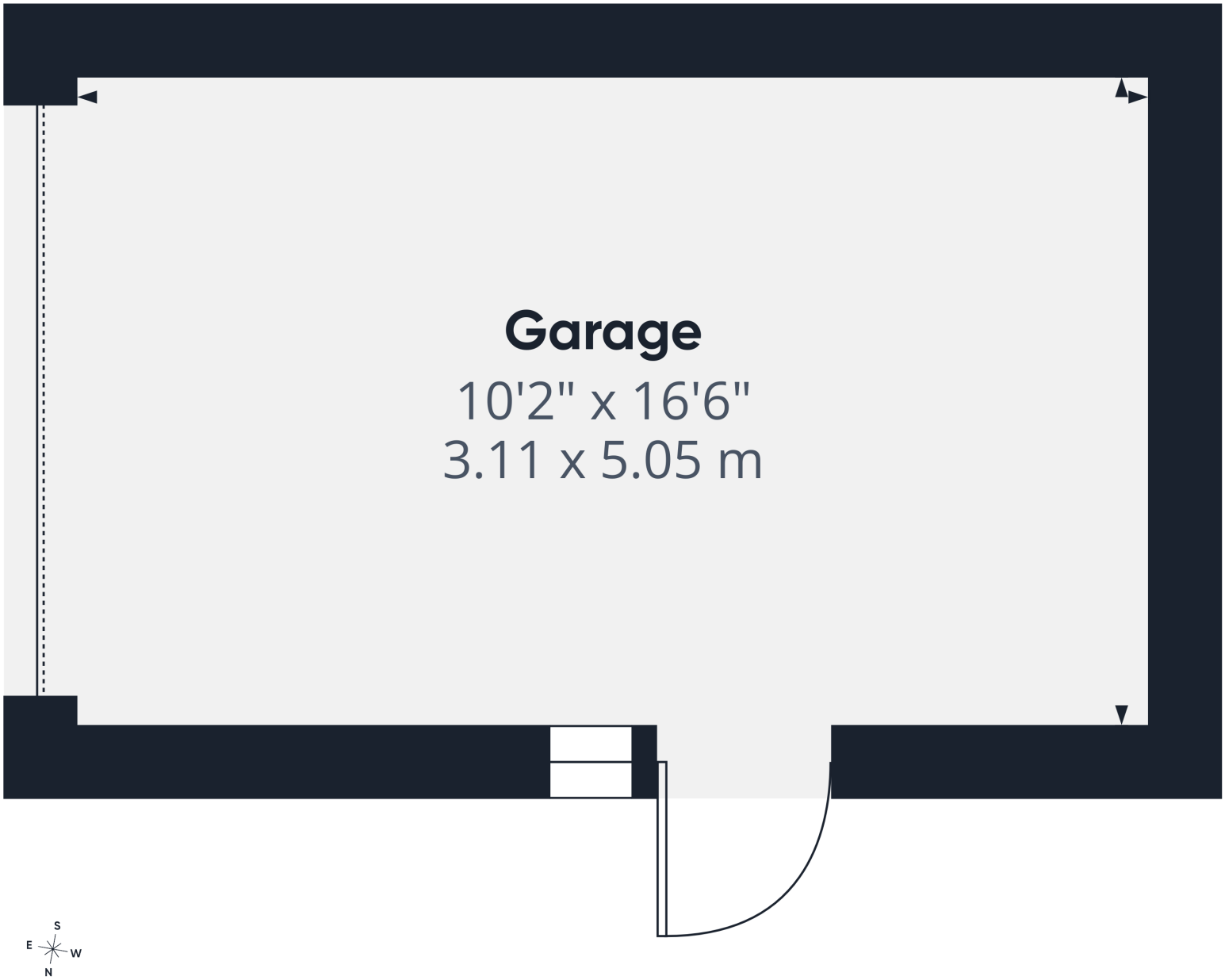
50.4 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2

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Approximate total area(1)

168 ft²
15.6 m²

(1) Excluding balconies and terraces

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