



Price

£950,000  
Freehold

a, Kingsgate Avenue, Broadstairs, Kent,  
CT10

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Broadstairs Station	2.4 miles
Channel Tunnel	29.6 miles
Dover Docks	23.3 miles



Offering a wealth of space inside and out, this exceptional detached house is the ideal family home. Not only that but at the end of the road is the picturesque coastal cliff tops.



A fabulous and spacious detached family home

Garage and driveway for at least 3 cars

Generous and private rear garden with summer house

Within walking distance of Kingsgate & Botany beaches

Large kitchen with exposed brick and stone tiled floor

Luxurious bathroom with Jacuzzi bath and separate shower





With its black and cream exterior, fascinating herringbone brickwork, Tudor style wood garage door and pitched room porch, this detached family home provides instant kerb appeal. Located along a quiet, private road leading to the seafront it is approached via a block paved driveway with steps up to the wood front door and stained glass side panels. Although the property was actually built in 2000 it has delightful period style features that give it such a special character, including ceiling light roses and coved ceilings. At the same time the current owners have updated much of the property to give it a contemporary feel. Nowhere is this more apparent than in the hall with its marble floor tiling and the elegant lounge with its high quality remote control flame effect gas fire, marble surround and a large bay window. Wood flooring flows through the glazed double doors into the attractive dining room and this, in turn, has double doors to the conservatory. The large kitchen includes a range cooker and other appliances and has painted units and granite worktops, a matching Welsh dresser, stone

floor tiles, beamed ceiling and a feature brick wall. There is a downstairs cloakroom and the garage, currently fitted out as a utility room/office/playroom. There is a large galleried landing as well as a stunning family bathroom. Five double bedrooms are available including one with built in wardrobes and the first bedroom with built in cupboards and a trendy en suite shower room. A wide block paved rear terrace wraps around the property and includes a fascinating water feature and fishpond while steps lead to a large lawn, additional patio areas and a decked terrace surrounded by high hedges providing complete privacy. There is a garden shed and a summer house that could become an office/games room and includes a second entrance to a storage area. The driveway provides off road parking for approximately 5 cars and is flanked by a lawn with a second fishpond.

## What the owner says...

"We bought the house more than 17 years ago and it has been a wonderful family home. However we feel it is now time to downsize although we still want to live in the same area. It is very peaceful and we are only a two minute walk from the clifftops."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Canterbury on 01227 479317**

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**London office**

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