



15 Capel Close
Broadstairs | Kent | CT10 3LR

FINE & COUNTRY

Step inside

15 Capel Close

You need to cross the threshold to really appreciate everything this superbly modernised and extended four/five bedroom chalet bungalow can provide. Located in a quiet cul-de-sac only a short distance from the seafront at the Blue Flag Botany Bay Beach it was completely remodelled in 2020/2021 and now provides everything needed for discerning owners, whether you are looking for a permanent home or a contemporary seaside holiday and weekend retreat.

There is a large resin driveway where you can park about three cars, bordered by a dwarf wall and shrub beds and leads to the garage and to the front door. This opens into the charming hallway that is semi open plan to the ground floor living accommodation and has parquet flooring. Porcelain tiles flow through the spectacular and contemporary kitchen/breakfast room with its wall of bi-fold doors to the terrace that continue round into the dining area.

The kitchen includes modern units housing an induction hob and extractor, a built in oven, combi microwave and warming drawer, a pull out larder, an integrated full height larder fridge and matching freezer. There is a large central island/breakfast bar with a dishwasher, sink and a 'Kettle' boiling and filtered water tap as well as direct access to the dual aspect dining area. As well as the additional bi-fold doors this also has a large lantern skylight so is a very light and bright area and, since there is no central pillar between the kitchen and dining area bi-folds, when they are all open, you are virtually bringing the outdoors inside and you feel you are actually doubling the size of the area as the terrace also continues with the porcelain tiles. The dining area is open plan to the dual aspect lounge with its original herringbone parquet flooring and a modern glass and oak staircase to the first floor.

At the front of the property, and accessed from the hall, there are two double bedrooms including one with a bay window and the other with an en suite double shower. A corridor leads to a fifth bedroom, that could also be a study, with French doors to the rear terrace, an adjacent contemporary wet room and a door to the garage with laundry facilities and a large water tank and new boiler.

On the first floor there is a very large triple aspect double bedroom that has a vaulted ceiling and Velux windows with blinds on either side with views of the sea, a second double bedroom that also makes an excellent dressing room and a modern family bathroom with a stand alone oval bath and a curved vanity basin. This whole area would make a wonderful and very private master suite.

Outside the porcelain tiled rear terrace offers a wonderful outdoor entertaining space and the easy-to-manage garden includes shrub borders and a new lawn and is just the place for kids to kick a ball around. A decked terrace at the end of the garden provides additional seating or would be an ideal spot for a hot tub, while the new fencing offers security and privacy.







Seller Insight

“ When I moved here, I thought it would be my ‘forever’ home so I have completely redesigned and extended it upwards and outwards with that in mind. The property has been renovated from top to bottom with new electrics, plumbing, heating and fully insulated roof. However, I need to move nearer to my daughter so I hope new owners will be able to enjoy everything that has been undertaken to create this special home.

The location is excellent as it is in a quiet cul-de-sac so is safe for children and pets. It is within walking distance of Botany Bay Beach and if you want a drink or a meal without having to take the car out, there is the Botany Bay hotel or the Captain Digby restaurant, while the ‘Nineteenth Hole’ offers excellent Thai food. For golfing enthusiasts it is not far to the renowned North Foreland golf course. The property is ideal for those who want to enjoy sandy beaches, swimming and surfing in the summer while there are great places for walking all year round.

A regular bus service travels around Thanet on the Loop and there is a useful convenience store nearby. The centre of the delightful Victorian seaside resort of Broadstairs is only a five minute drive with its mainline station and the high speed rail service that can whisk you to St Pancras in under an hour and a half. The town also has a wide variety of individual shops, bars and restaurants as well as the renowned Viking Bay. There are also a number of annual events such as Folk Week, the Dickens Festival and the Food Fair and also excellent education facilities with Outstanding primary and grammar schools as well as first class private schools in the vicinity.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Broadstairs Station	2.4 miles
Channel Tunnel	29.6 miles
Dover Docks	23.3 miles
Canterbury	19.1 miles
Charing Cross	79.9miles
Gatwick Airport	84.8 miles

By Train from Broadstairs:	
High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 mins

Leisure Clubs & Facilities

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Broadstairs and St. Peter's Bowls Club	018143 861293
Broadstairs and St. Peter's Tennis Club	

Healthcare

St. Peter's Surgery	01843 608860
Broadstairs Medical Practice	01843 608836
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

Education

Primary Schools:	
Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Wellesley Haddon Dene	01843 862991
St. Lawrence Junior	01843 572900
St George's Primary	01843 609000

Secondary Schools:

Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

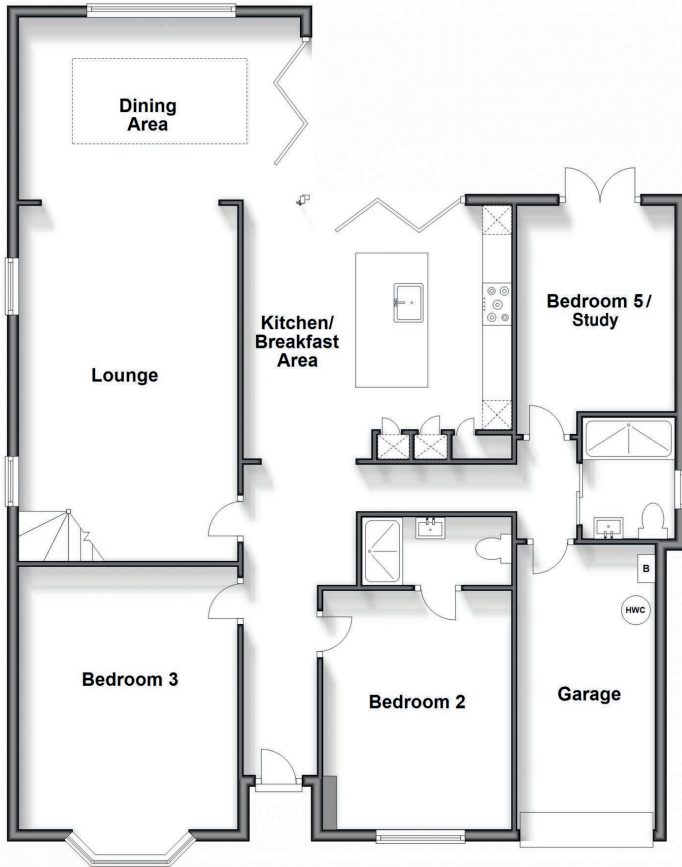
Entertainment

Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Botany Bay Hotel	01843 868641
Captain Digby	01843 867764
19th Hole	01843 869548

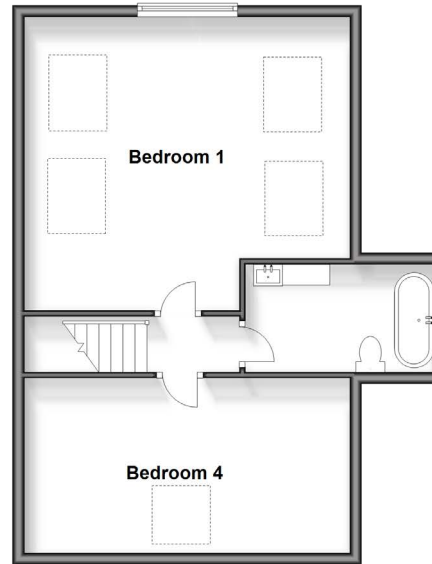
Local Attractions / Landmarks

Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Quex Park	01843 841119
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	
Westwood Cross Shopping Centre	01843 233524

Ground Floor
Approx. 134.6 sq. metres (1449.1 sq. feet)



First Floor
Approx. 54.6 sq. metres (587.8 sq. feet)



GROUND FLOOR

- Entrance Hall
- Bedroom 2 13'1 x 10'9 (3.99m x 3.28m)
- En Suite Shower Room
- Bedroom 3 16'5 into bay x 12'4 (5.01m x 3.76m)
- Lounge 19'9 x 12'4 (6.02m x 3.76m)
- Dining Area 16'8 x 10'3 (5.08m x 3.13m)
- Kitchen/Breakfast Room 15'3 x 15'2 (4.65m x 4.63m)
- Bedroom 5/Study 11'6 x 9'0 (3.51m x 2.75m)
- Shower Room

FIRST FLOOR

- Landing
- Bedroom 1 to 13'5 (4.09m) 18'6 (5.64m) x 16'6 (5.03m) narrowing
- Bathroom
- Bedroom 4 18'3 x 9'7 (5.57m x 2.92m)

OUTSIDE

- Rear Garden
- Driveway
- Garage 15'8 x 8'7 (4.78m x 2.62m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 21.01.2025



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