





Terence Painter
ESTATE AGENTS

- Three Bedroom Duplex Maisonette
- Located Within Yards of Louisa Bay & Viking Bay
- 16'10" Living Room
- Well Appointed Kitchen/Diner
- Share Of Freehold
- Small Outside Space
- Accommodation Extending to Approximately 1000 sqft
- Private Front Door
- Some Original Features
- Side on Sea Glimpse
- No Forward Chain
- Ideally Situated for the High Street, Schools, Park, Transport Links and Beaches

5 West Cliff Road, Broadstairs, Kent. CT10 1PU.

Leasehold Share of Freehold £280,000

A TRULY STUNNING COASTAL DUPLEX MAISONETTE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION JUST MOMENTS FROM THE BEACH AND LOCAL AMENITIES

Situated just yards from award-winning sandy beaches, picturesque cliff-top promenades, and charming seafront cafés, this exceptional individual home enjoys an enviable coastal setting. The property's prime location also places it within easy reach of the town's characterful high street, which offers an eclectic mix of independent shops, restaurants, bars, and a mainline railway station providing high-speed services to London. The area is further complemented by a selection of highly regarded schools, while North Foreland Golf Club is located less than a mile away.

This impressive and unique home provides approximately 1,000 sq ft of spacious and flexible living accommodation arranged over three floors. The ground floor is entered via an attractive stained-glass wooden door leading to an entrance porch and a welcoming hallway featuring original mosaic tiled flooring. Stairs rise to a generous split-level landing, from which doors lead to a superb 16'10" south-facing living room enjoying a delightful side sea glimpse, a fitted kitchen/dining room, a shower room, and a well-proportioned double bedroom.

The second floor accommodates two further bedrooms, offering versatile space for family living, guests, or home working.

Externally, the property benefits from a small south-facing outdoor area which, subject to landscaping, could be transformed into an attractive private seating space.

Combining character, generous accommodation, and an outstanding seaside location, this remarkable home presents a rare opportunity for buyers seeking a distinctive coastal lifestyle. To arrange a viewing or for further information, please contact Terence Painter Estate Agents on 01843 866 866

Ground Floor

Entrance

Access into the property is via a stained glass wooden from door into the entrance porch.

Entrance Porch

1.05m x 0.95m (3' 5" x 3' 1") There is coving, picture rail, mosaic tiled flooring and a further stained glass wooden door to the entrance hall.

Entrance Hall

3.02m x 1.05m (9' 11" x 3' 5") There are carpeted stairs to the first floor level, high level skirting boards, dado rail, coving and mosaic tiled flooring.

First Floor

First Floor Landing

This is split level landing with carpeted stairs to the first floor level, high level skirting boards, radiator, coving, dado rail, carpet flooring and doors leading off to the living room, kitchen/diner, bathroom and bedroom one.

Living Room

5.14m x 4.18m max (16' 10" x 13' 9"max) This bright and airy south facing room is basked in light via a double glazed window to the front of the property and a three section double glazed bay window to the front which offers a distant sea glimpse. This well defined room features an attractive fire place with tiled detail, high level skirting boards, coving, media points, radiator and carpet flooring.

Kitchen/Diner

3.39m x 3.30m (11' 1" x 10' 10") This room features a double glazed window to the rear of the property, range of fitted base units with space and plumbing for a washing machine, fridge/freezer and dual fuel cooker. There is localised wall tiling, fitted cupboard housing the boiler, radiator, vinyl flooring and space for a dining table and chairs.

Shower Room

1.86m x 1.84m (6' 1" x 6' 0") There is a frosted double glazed window to the side of the property, large fully tiled shower cubicle, wash hand basin with chrome mixer tap, low level w.c, radiator, fully tiled walls and vinyl flooring.

Bedroom One

3.73m x 3.64m (12' 3" x 11' 11") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Second Floor

Second Floor Landing

This is a split level landing with doors leading off to the two remaining bedrooms.

Bedroom Two

4.32m x 3.37m (14' 2" x 11' 1") There is a double glazed window to the side of the property, Velux window to the front, fitted cupboard, radiator and carpet flooring.

Bedroom Three

5.69m x 1.77m (18' 8" x 5' 10") This room features a double glazed window to the rear of the property, Velux window to the side, eaves storage cupboard, radiator and carpet flooring.

Lease Information

Our vendors have advised us that the property is being sold with a share of the freehold and benefits from the remainder of a 999-year lease, which commenced on 29 June 2018.

The current vendors have advised that they contribute 50% of the building insurance premium, shared with the owner of the ground floor flat.

Council Tax Band

The council tax band is B.

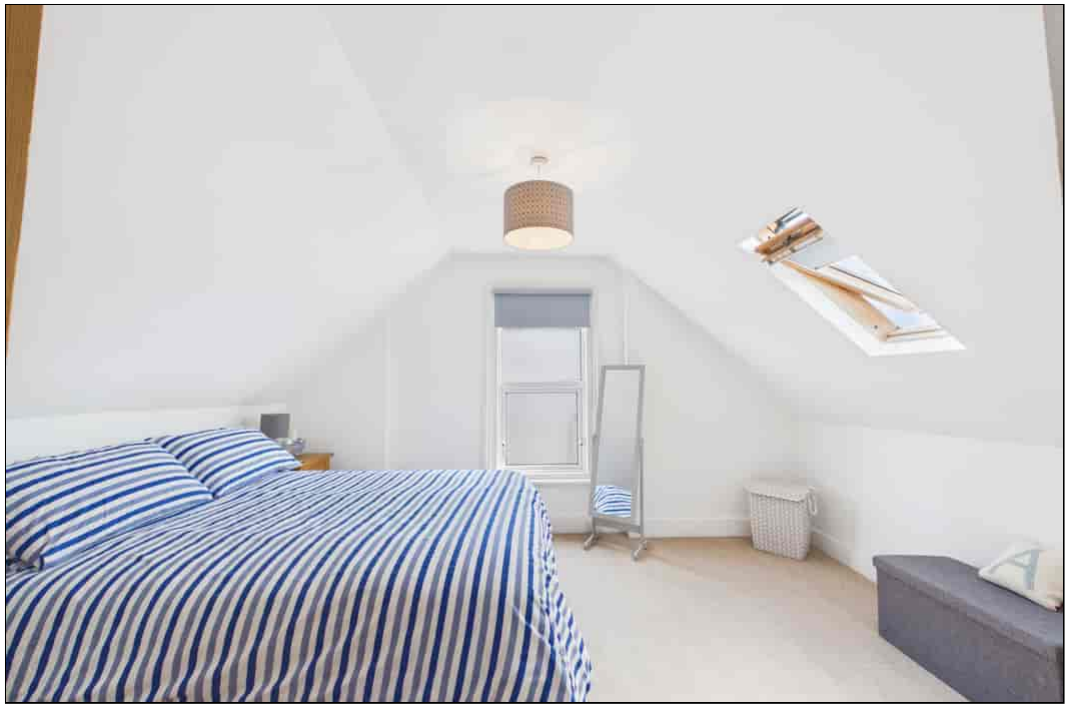
Outside Space

To the front of the property is a small outside area which subject to landscaping, could make a nice south facing seating area.

Agents Note

Anti Money-Laundering Checks

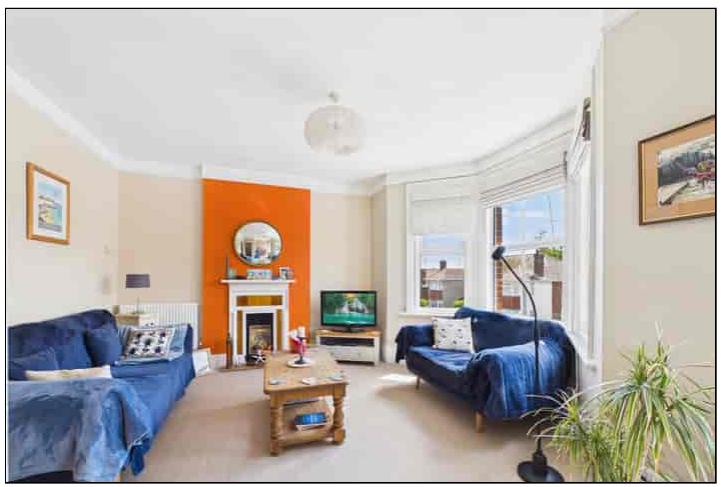
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have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

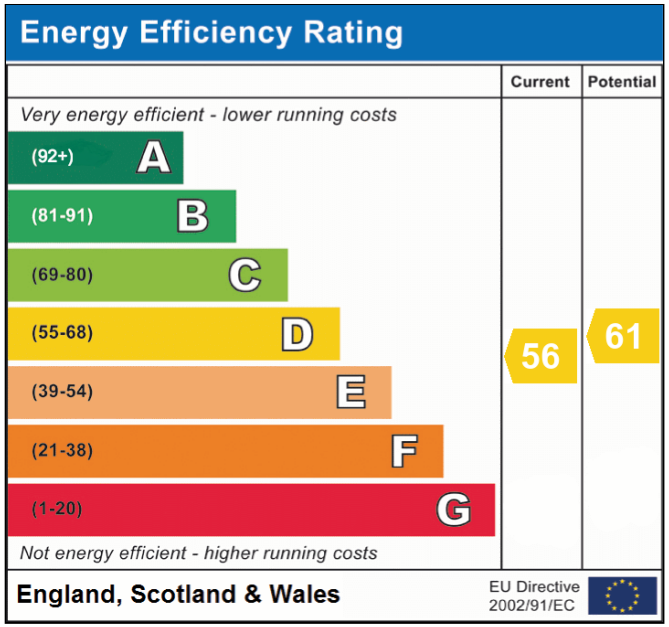


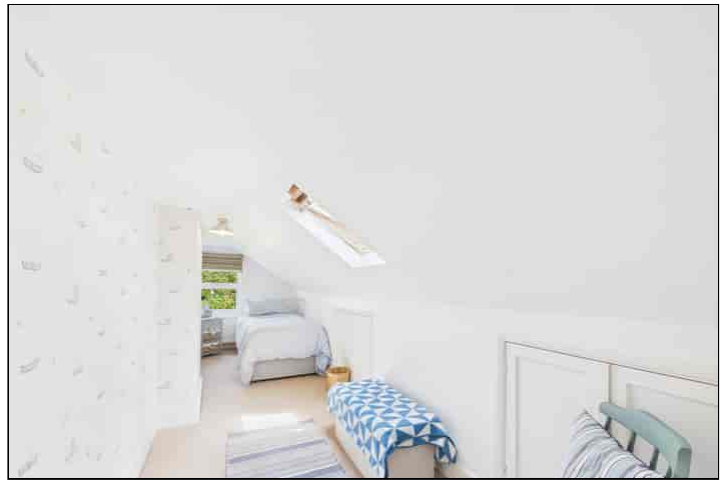
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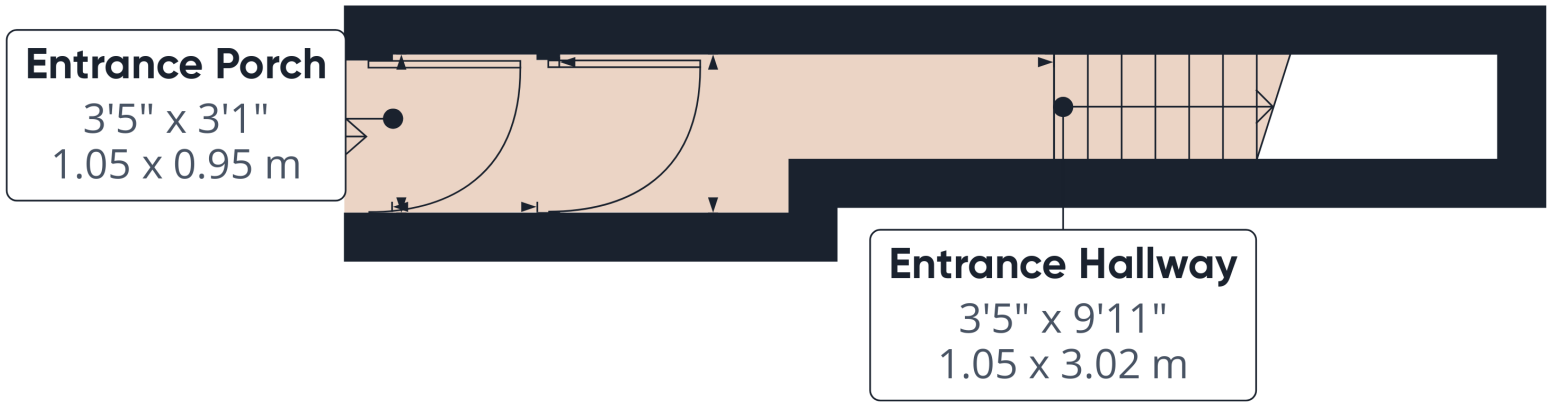




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area(1)

64 ft²

5.9 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.

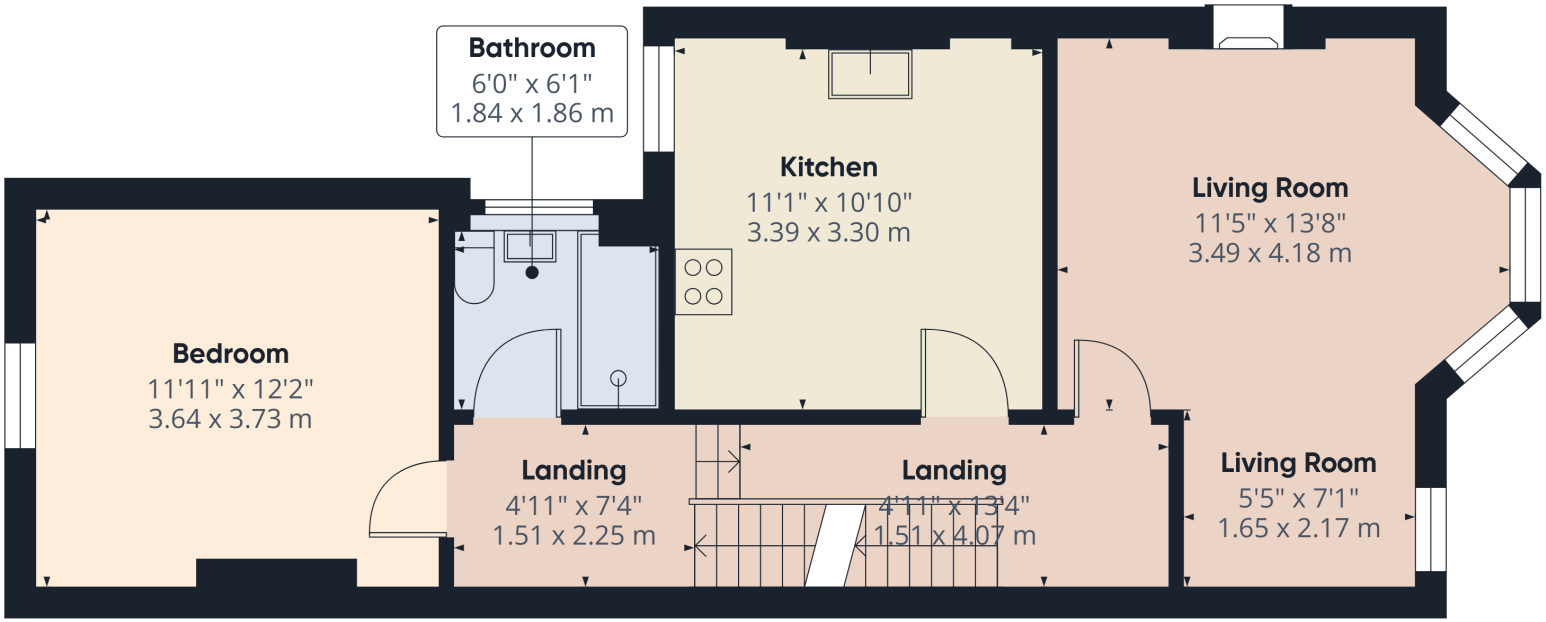
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Ground Floor

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Approximate total area(1)

570 ft²

52.9 m²

(1) Excluding balconies and terraces

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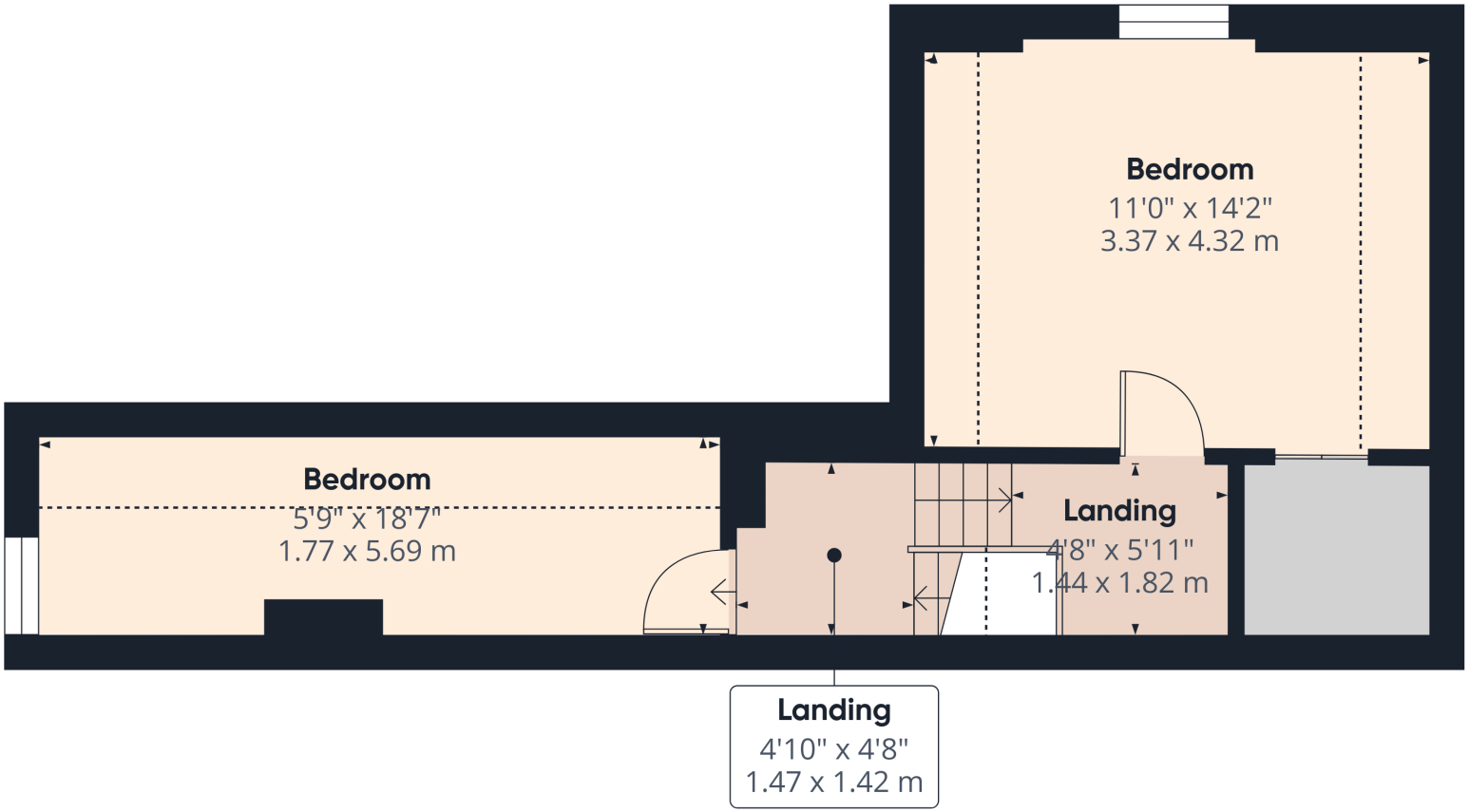


Floor 1

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Floor 2

Approximate total area(1)

345 ft²

32 m²

Reduced headroom

98 ft²

9.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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