



Albion Street, Broadstairs



24 Albion Street
Broadstairs
Kent
CT10 1LU



Description

Ground Floor

- Hallway
- Bedroom
12'2 x 9'9
(3.71m x 2.97m)
- Kitchen/Breakfast
Room
16'6 x 13'10
(5.03m x 4.22m)

Lower Ground Floor

- Hallway
- Study/Reception
Room
16'6 x 13'10
(5.03m x 4.22m)
- Cloakroom
- Utility Room
12'10 x 11'7
(3.91m x 3.53m)

First Floor

- Landing
- Lounge
16'7 x 13'10
(5.05m x 4.22m)
- Bath and Shower
Room

Second Floor

- Landing
- Bedroom
13'10 x 12'2
(4.22m x 3.71m)
- Bedroom
12'6 x 12'5
(3.81m x 3.78m)
- W.C and Wash
Hand Basin

External

- Walled Rear
Garden - With
paved patio area
and a lawned area
with well-stocked
plants, flowered
shrubs beds and
access to the
Promenade
- Garage – Located
Nearby

Property

Rarely available and found in a highly desirable central Broadstairs location with views overlooking Viking Bay and with access to the Promenade from the rear. The property also has a garage available nearby. The accommodation is arranged over four floors and provides spacious and versatile living accommodation having three bedrooms with the flexibility to create a fourth bedroom if required. We understand from the Vendor this Grade II listed home dates from the late 1700's. The property boasts central heating but also has many attractive and appealing features including attractive fireplaces, picture rails, sash windows and many original doors. Externally, there is an attractive walled rear garden with paved patio area and a lawned area with well-stocked plants, flower shrubs beds and access to the Promenade.

Broadstairs offers a variety of shops, bars, restaurants and cafes as well as a mainline railway station providing a high-speed rail link to London. There are a number of leisure and recreational facilities in the area as well as a number of highly regarded schools.



The Vendor's View

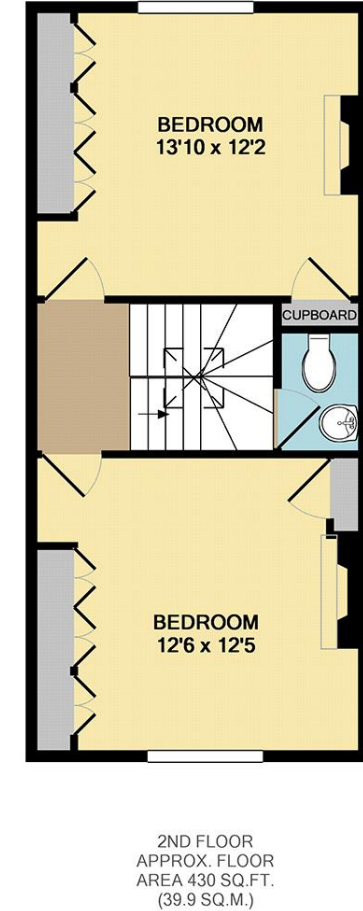
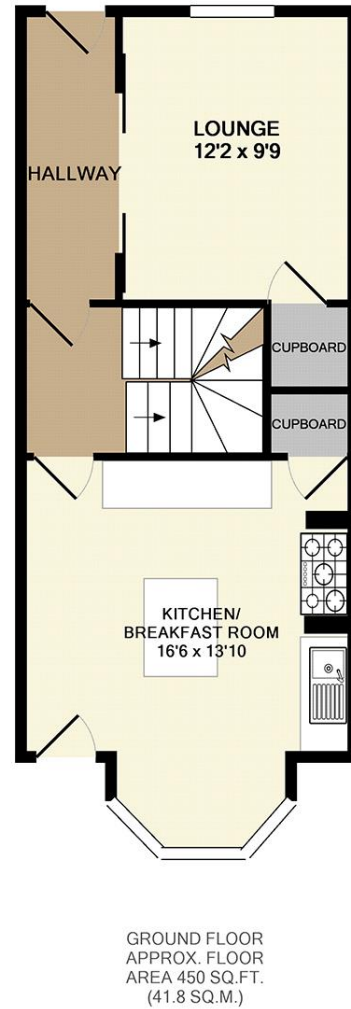
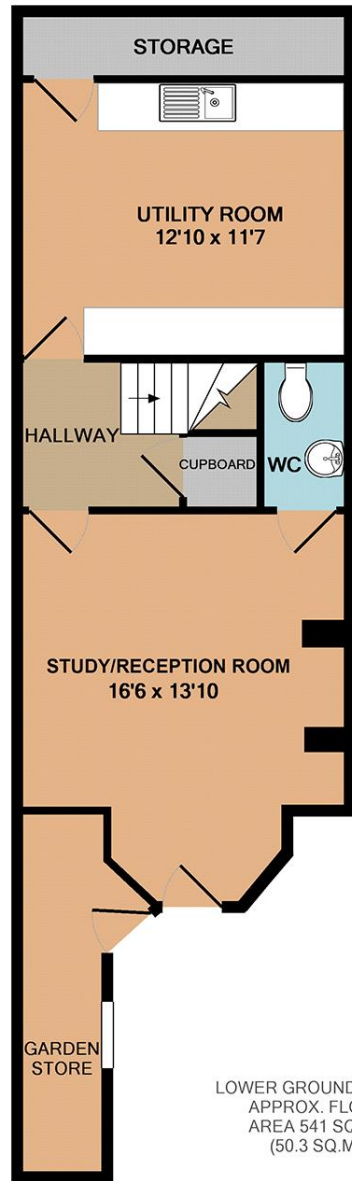
I inherited the property about seven years ago from a lady I had known for many years, who had thoroughly enjoyed living here for 4 decades. I spent about 9 months renovating the place and have brought it up to date with all new electrics and plumbing throughout. I have kept and restored as many of the original features as possible.

My favourite rooms are the ones that face the sea, as the view is so fantastic. The promenade is at the end of the garden, so the outlook over the beach and the channel is uninterrupted and is a constantly changing vista. I always stop and have a look out the windows when I'm passing as there is always something different to see. In the autumn and winter there are the most spectacular sunrises, which are a particularly lovely sight to wake up to.

The location here is really very special; right in the centre of town with easy access to the shops and, of course, the beach. The back gate from the garden opens out into the promenade so you couldn't get much closer to the clifftop! The train station is within walking distance, and the local buses offer a very good service. Everywhere in Thanet is easily accessible from here.

I've lived in Broadstairs most of my life and this is the finest view in the town as far as I'm concerned. I am downsizing now and intend to stay in the immediate local area, but I know I will miss the enviable position here, being the heart of it all and on the seafront.





TOTAL APPROX. FLOOR AREA 1875 SQ.FT. (174.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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