



Kingsgate Avenue, Kingsgate, Broadstairs

  
MILES & BARR  
EXCLUSIVE









## 7 Kingsgate Avenue

Kingsgate, Broadstairs  
Kent, CT10 3QP

2 miles Broadstairs  
18 miles Canterbury

4 miles Ramsgate  
28 miles Folkestone

### Description

#### Ground Floor

- Cloakroom
- Lounge  
31'5 x 11'7  
(9.58m x 3.53m)
- Sitting Room  
15'3 x 11'0  
(4.65m x 3.35m)
- Kitchen/Breakfast Room  
16'1 x 14'1  
(4.90m x 4.29m)
- Walk-in Utility Area  
9'7 x 4'3  
(2.92m x 1.30m)
- Dining Room  
16'8 x 15'7  
(5.08m x 4.75m)
- Reception Room  
11'7 x 7'9  
(3.53m x 2.36m)

- Bedroom  
14'9 x 11'7  
(4.50m x 3.53m)
- En-suite Closet
- Bedroom  
13'10 x 11'7  
(4.22m x 3.53m)
- Bedroom/Study  
9'7 x 8'0  
(2.92m x 2.44m)
- Family Bathroom

#### Second Floor

- Bedroom  
13'0 x 11'7  
(3.96m x 3.53m)
- Walk-in Wardrobe
- Bedroom  
11'3 x 9'1  
(3.43m x 2.77m)
- Shower Room

#### External

#### First Floor

- Landing
- Master Bedroom  
21'3 x 16'1  
(6.48m x 4.90m)
- Walk-in Wardrobe
- En-suite Shower Room

- Front/Driveway - Access via double gates to a gravelled driveway providing off street parking for three vehicles
- Rear Garden
- Double Garage  
17'6 x 15'11  
(5.33m x 4.85m)  
Can also provide ample off street parking





## Property

A truly stunning five/six bedroom period home maintained in excellent condition and found in a highly sought-after and desirable Kingsgate location. This attractive home provides spacious and versatile living accommodation in excess of 3000 sq. ft. of floor area (including the garage).

To the ground floor there is a large L-shaped lounge with multi-fuel burner which opens into a further reception area and sitting area. The large kitchen/breakfast room has a comprehensive range of units with granite work surfaces. There is also a dining room with gas fired log burner, a walk-in utility area and a cloakroom.

To the first floor there are three/four bedrooms, depending if a study is required, and a family bathroom. One of the bedrooms has an en-suite closet and the master bedroom has a walk-in wardrobe and a delightful en-suite shower room. On the second floor, there are two further bedrooms and a shower room. A number of rooms have distant sea views and five of the bedrooms are double-size.

The property boasts many attractive and appealing features including high skirting's, picture rails, stripped doors and natural wooden or tiled floors. Original period fireplaces also feature in many rooms.

Externally the beautifully maintained gardens are a clear feature of this lovely home. The rear garden is laid mainly to lawn there is a large patio, a pond, a covered loggia and a variety of plants, trees, shrubs and flower beds. There is also a summerhouse and a woodland area at the bottom of the garden. Accessed from the rear is a detached double garage with electric up and over doors with the possibility of further additional off street parking to be made.

Broadstairs town centre is within easy access boasting a variety of shopping and dining facilities. Broadstairs also has a number of popular sandy beaches, as well as a high-speed rail link to London (under 80 mins). There are several highly regarded schools to be found in the area.





## Our Time Here

We bought the property in 2005. The first thing that hit us was its size and the garden. The character and cosy feel of the house is amazing and we have retained as many of the original Edwardian period features as possible, whilst also having all modern comforts. People often tell us that the house has a very European feel, which is probably thanks to all the time that we have spent living abroad!

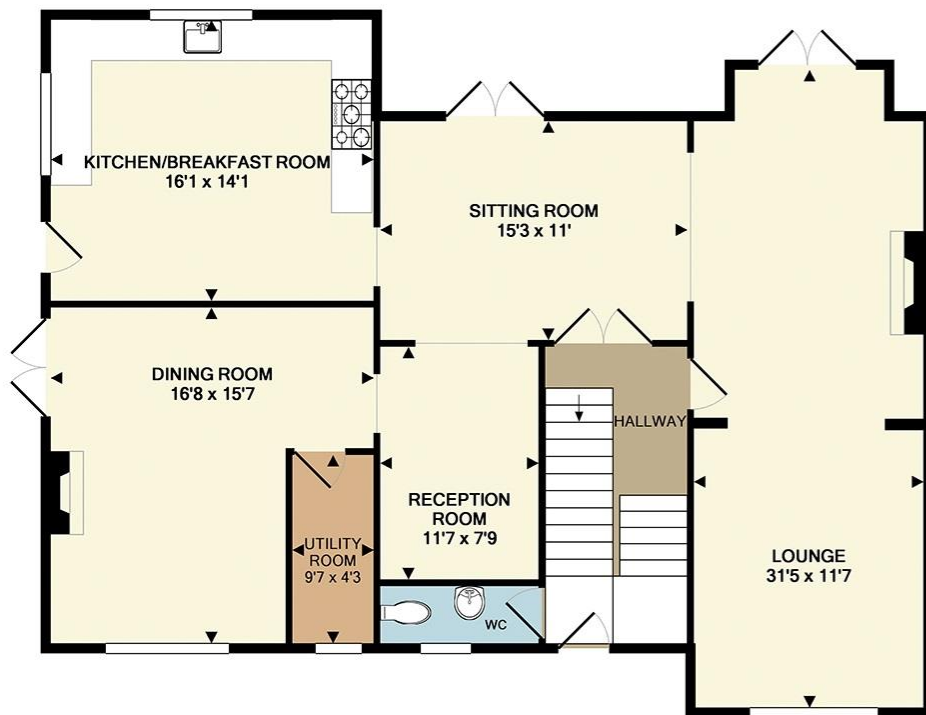
We have done so much to the property and love all of the rooms equally. Our favourite feature is the log burner in the lounge, which we now believe is essential for any house! The garage is very high spec and could easily be converted into an office or granny annexe, and there is also good access with off-street parking both at the front and rear.

The house is perfect for entertaining and we have placed a real emphasis on indoor-outdoor living, taking advantage of the all-day sun. We have a loggia on the back as well as a recently built log cabin/summer house, which really adds to this. Some bedrooms have sea views.

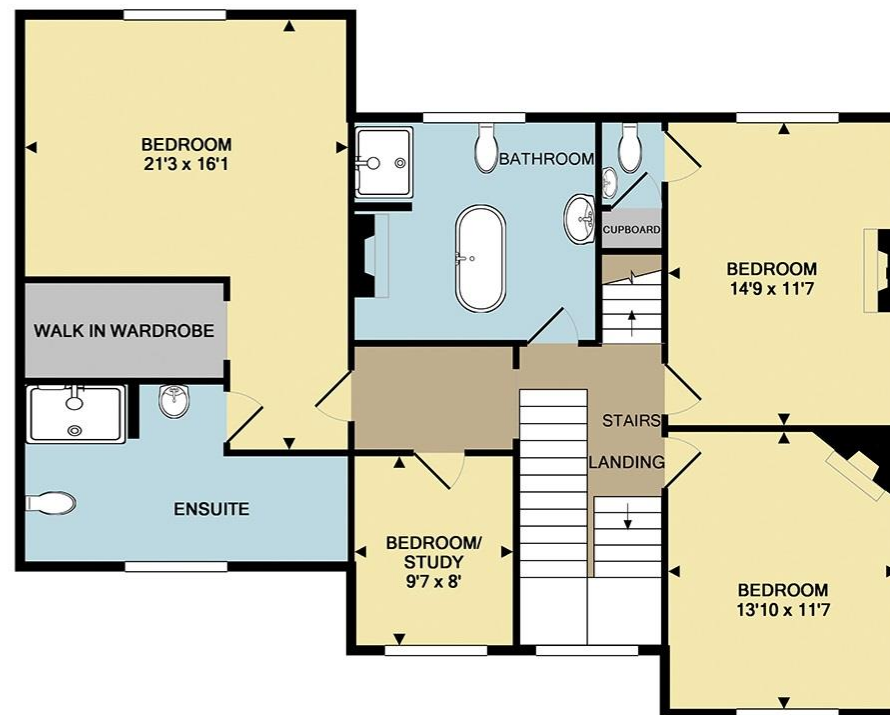
We have found the location to be brilliant. Kingsgate Avenue is one of the most sought after roads to live in, a wide private road with the beach at the bottom and a convenient little shop at the top. Botany Bay is just a short walk away with a great restaurant/bar/hotel there, which we often use. The nearby bus service is excellent into Broadstairs, with access to the many excellent schools in the area. Being on the doorstep of North Foreland golf course has also been an advantage.

We will really miss the large, mature and private garden with the indoor-outdoor living spaces that we have created. It's going to be difficult to replicate, especially now that we are downsizing. We have loved living here.

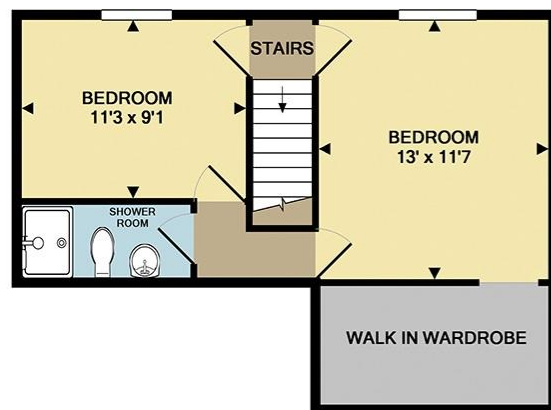




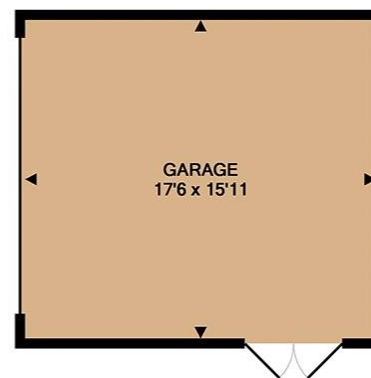
GROUND FLOOR  
APPROX. FLOOR  
AREA 1239 SQ.FT.  
(115.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1155 SQ.FT.  
(107.3 SQ.M.)



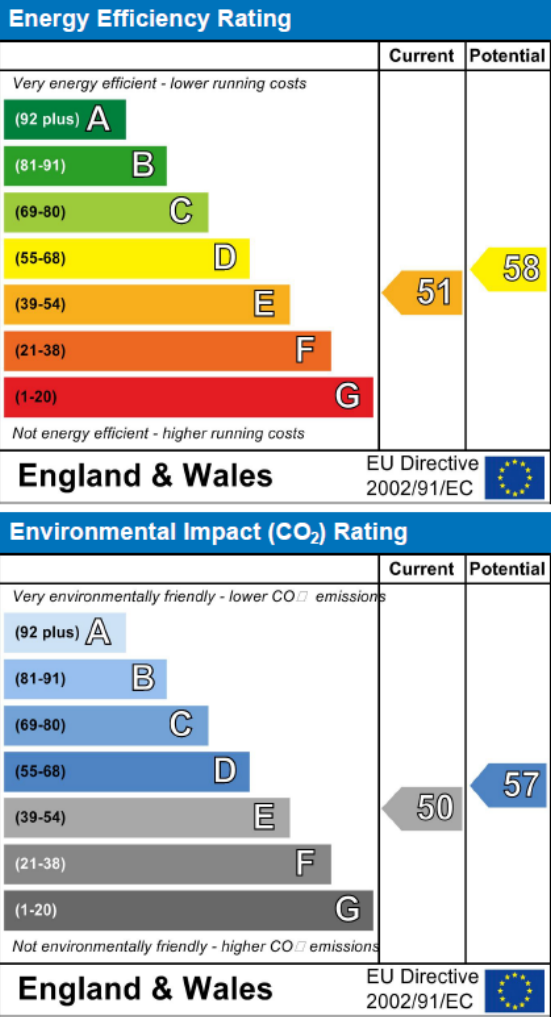
2ND FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(26.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3083 SQ.FT. (286.4 SQ.M.)**  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017  
(Total area includes Garage)





Important Notice:  
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



### Viewing

Strictly by appointment with Miles and Barr  
Exclusive

### Broadstairs Office

123 High Street  
Broadstairs  
Kent  
CT10 1NQ

T: 01843 888444

E: [Broadstairs@milesandbarr.co.uk](mailto:Broadstairs@milesandbarr.co.uk)

### Exclusive Office

14 Lower Chantry Lane  
Canterbury  
Kent  
CT1 1UF

T: 01227 200600 (Option 2)

E: [Exclusive@milesandbarr.co.uk](mailto:Exclusive@milesandbarr.co.uk)

### Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



14 Lower Chantry Lane, Canterbury,  
Kent CT1 1UF  
**Tel: 01227 200600**  
Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

