



Seacroft Coach House, Seacroft Road, Broadstairs



Seacroft Coach House
7 Seacroft Road
Broadstairs
Kent
CT10 1TL



Description

Ground Floor

- Hall
- Cloakroom
- Coat Cupboard
- Study
10'0 x 7'8
(3.05m x 2.34m)
- Lounge
17'0 x 12'6
(5.18m x 3.81m)
With bi-folding
doors leading on to
the large decked
patio to the rear
- Kitchen
17'2 x 8'6
(5.23m x 2.59m)
With bi-folding
doors leading to the
same decked patio
- Bedroom
10'10 x 10'6
(3.30m x 3.20m)
- Bedroom
10'10 x 7'8
(3.30m x 2.34m)
- Bedroom
9'6 x 8'3
(2.90m x 2.51m)
- Family Bathroom

External

- Front/Driveway
- Integral Garage
18'2 x 11'1
(5.54m x 3.38m)
- Rear Garden -
Large Decked
Patio Area and
Lawned Area

First Floor

- Bedroom
12'6 x 11'1
(3.81m x 3.38m)
- Dressing Room
- En-suite Shower
Room

Property

Found in a highly sought after and desirable location is this delightful detached four bedroom coach house style home. The property has been built to a high-specification and provides bright contemporary living with lots of light and features including oak flooring and some sea views. The open-plan lounge has bi-folding doors with blinds fitted within the double glazed unit, which lead on to the large decked patio to the rear. There is also a study, cloakroom and superb vaulted kitchen/dining room with integrated oven, hob and dishwasher. There are also bi-folding doors leading to the same decked patio making this a great home for entertaining. There are four bedrooms to the first floor and a family bathroom. The master bedroom has an en-suite shower room with pyramid skylight over the shower. There is central heating and double glazing as well as a garage. This lovely home would suite those looking for a full-time home or a weekend/holiday retreat.

The property is conveniently located at the end of the road where there are stunning views of Broadstairs coast line and access to the sandy beach. The quaint historic town of Broadstairs is close by where you will find numerous shops, bars, restaurants and cafes, as well as numerous leisure and recreational facilities. Broadstairs also has a mainline railway station providing a high-speed rail link to London. There are a number of highly regarded schools to be found in the area in both the public and private sectors.



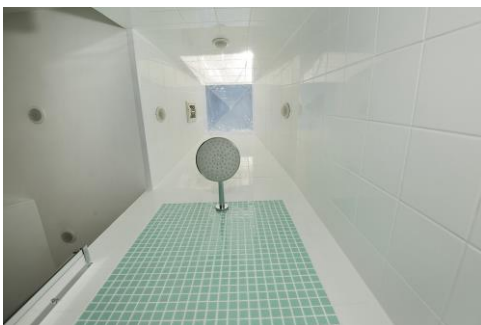
The Vendor's View

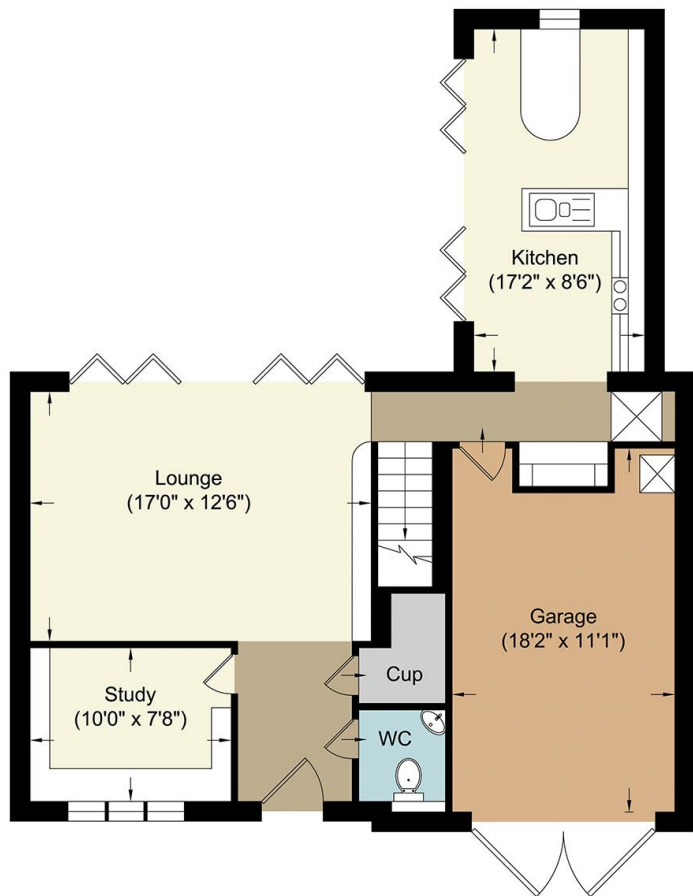
We came to Broadstairs in 2003 and instantly fell in love with Dumpton Gap Beach. We found a detached Coach House for sale in Seacroft Road, which had fallen into disrepair and purchased it to build a beach retreat.

We worked with both local and London architects, to create a design to suit the location of the plot and ensure that the sea views were maintained. Knowing that we would own the home for many years, we specified high quality materials and it is arranged to accommodate guests, with the entertaining space being at the heart of the home. The first floor and roof design was engineered so that in the future the house could be easily adapted to various room configurations. After much consideration, our plans for a four bedroom home were approved and Seacroft Coach House was built.

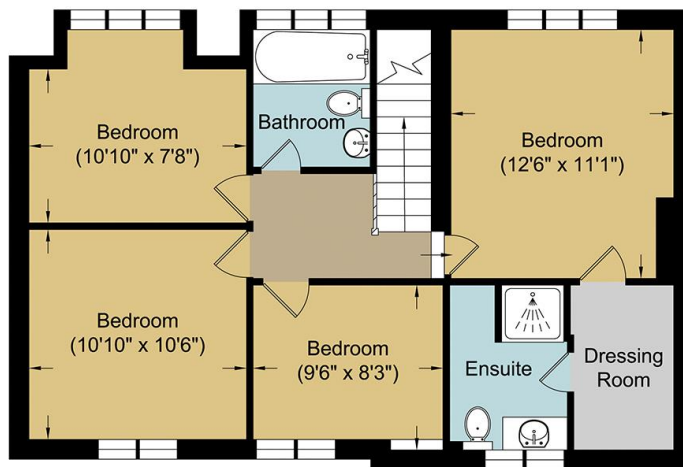
We maintained classic features of the original coach house, whilst ensuring that the whole house feels modern and bright. The master bedroom is in the original part of the coach house - where we preserved the high curved ceilings and original fireplace. The unique ensuite bathroom has a spa inspired 'shower of light'. Above the shower is a clear pyramid, which allows you to shower under the stars at night. During the day the pyramid refracts the light like a prism - channelling the light down through the water.

Seacroft Road is very quiet and is ideally placed, with Dumpton Gap Beach just a 5 minute walk to the left and a woodland park 5 minutes walk to the right. It is a 15 minute walk to Broadstairs Town and to Ramsgate Marina. The train station is close by and provides the HS1 fast train service to central London.





Ground Floor
Approximate Floor Area
820.96 sq. ft.
(76.27 sq. m)



First Floor
Approximate Floor Area
655.84 sq. ft.
(60.93 sq. m)

TOTAL APPROX FLOOR AREA 1476.80 SQ. FT. (AREA 137.20 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

Garage included in Total area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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 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.