



Western Esplanade, Broadstairs







6 Western Esplanade Broadstairs Kent CT10 1TG

1 mile Broadstairs
18.5 miles Canterbury

2 miles Ramsgate
22 miles Dover

Description

Ground Floor

- Hallway
- Cloakroom
- Study
13'11 x 10'5
(4.24m x 3.18m)
- Lounge
23'6 x 19'9
(7.16m x 6.02m)
- Dining Room
13'11 x 13'11
(4.24m x 4.24m)
- Conservatory
24'11 x 16'3
(7.59m x 4.95m)
- Kitchen
14'1 x 11'1
(4.29m x 3.38m)
- Utility Room

- Bedroom
14'0 x 13'0
(4.27m x 3.96m)
- En-suite Shower Room
- Bedroom
13'11 x 12'1
(4.24m x 3.68m)
- Bedroom
13'11 x 10'5
(4.24m x 3.18m)

- Bathroom

External

- Front/Driveway
- Double Garage
22'7 x 19'11
(6.88m x 6.07m)
- Rear and Side Gardens

First Floor

- Landing
- Master Bedroom
15'8 x 15'8
(4.78m x 4.78m)
- En-suite Shower Room





Property

Found in a highly desirable location within Broadstairs on Western Esplanade and enjoying breath-taking uninterrupted sea views is this imposing four bedroom detached family home standing on a corner plot behind brick walling. The property to the ground floor comprises of three separate receptions rooms offering versatile living space, undoubtedly the heart of the home is the galley style kitchen leading into a superb 24' 11" x 16' 3" conservatory connecting the kitchen to the dining room, creating an ideal space for entertaining. To the first floor there are four good size bedrooms, the master bedroom with ensuite facilities and a turret style viewing area offering fabulous raised views out to sea, there is also a further family bathroom.

Externally the property sits on a corner plot offering gardens to the front, rear and side boasting sea views, there is also off street parking to the front and an attached double garage with electric doors.

Broadstairs is well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.



The Vendor's View

This is an ideally located, spacious, seafront property, close to Broadstairs town centre.

The spacious lounge has panoramic views over the English Channel. The coast of France can be seen on a clear day.

Broadstairs town centre is full of old world charm and is well served with a wide variety of shops and restaurants.

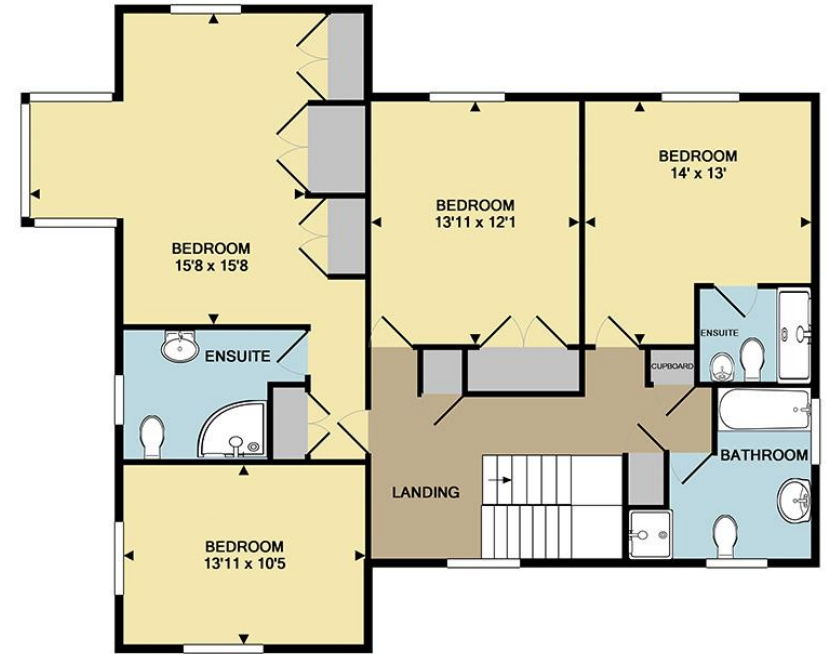
We love taking leisurely walks on the many beaches and cliff-tops, and having a rewarding tea or coffee along the way.

As we are now downsizing, we will miss the spacious feel of the house and the ability to accommodate all the family at Christmas or other family occasions. We will also miss our lovely neighbours.





GROUND FLOOR
APPROX. FLOOR
AREA 2012 SQ.FT.
(187.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1188 SQ.FT.
(110.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3200 SQ.FT. (297.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Total area includes garage.
www.upzoom.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



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
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Monday to Friday: 8.30am – 6.00pm
Saturday: 9.00am – 5.00pm
Sunday: 11.00am-3.00pm



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