



Hamilton Close, Bishops Avenue, Broadstairs







1 Hamilton Close

Bishops Avenue
Broadstairs, Kent
CT10 1AE

1 miles Broadstairs
19 miles Canterbury

3 miles Ramsgate
22.5 miles Dover

Description

Ground Floor

- Hallway
 - Cloakroom
 - Lounge
28'8 x 17'0
(8.74m x 5.18m)
 - Dining Room
11'6 x 11'6
(3.51m x 3.51m)
 - Kitchen/Breakfast Room
17'7 x 14'10
(5.36m x 4.52m)
 - Utility Room
6'7 x 6'5
(2.01m x 1.96m)
 - Bedroom
14'10 x 12'4
(4.52m x 3.76m)
 - En-suite Shower Room
 - Bedroom
11'5 x 10'0
(3.48m x 3.05m)
 - Bath and Shower Room
- External
- Frontage/Driveway
 - Double Garage
17'5 x 16'10
(5.31m x 5.13m)
 - Rear Garden

First Floor

- Landing
- Bedroom
19'3 x 16'9
(5.87m x 5.11m)
- Dressing Room
11'5 x 6'5
(3.48m x 1.96m)
- En-suite Shower Room
- Bedroom
16'7 x 13'4
(5.05m x 4.06m)





Property

A stunning bespoke detached family residence, constructed in 2005 by a local builder of high repute and located within a small exclusive close of four individual homes in a highly desirable setting this fine family home also offers some sea views from the rear elevation.

Built to exacting standards and to the highest of specifications viewers will truly appreciate the lifestyle on offer. This most beautiful home has been designed to give maximum light and the space on offer will undoubtedly meet with your approval.

The property boasts four double bedrooms, the main bedroom benefiting from a dressing room, en-suite shower room and a balcony with sea glimpses, the guest bedroom also has an en-suite shower and there is a separate family bathroom. The ground floor offers a spacious lounge with concealed study space, separate dining room, a high-specification kitchen, utility room and cloakroom. Externally there are delightful mature rear gardens with decking, terracing and so much more. The frontage is block paved providing off street parking leading to the double garage.



Minutes from the property are steps down to Stone Bay, giving easy access to this Blue Flag family-friendly sandy bay. North Foreland Golf Club and Joss Bay with its surf school are within walking distance, while the historic Broadstairs town centre is an easy stroll along the Eastern Esplanade, where you will find the quaint harbour, a variety of cafes, restaurants, bars and shops as well as the popular main beach.

Our Time Here

We were looking out for a new build in Broadstairs and had been in contact with several local builders, but this property ticked all of our boxes in terms of size, situation and budget. These four individual houses, all completely different styles were to be built in a very nice close within 100 m of Stone Bay; just 10 minutes walk into the town and 20 minutes up to the station. So the location was perfect for us at the time, and has continued to be since. It's very quiet here and yet you are very close to all the amenities if you need them.

Our favourite room is probably the master bedroom, which has a lovely feel to it. The room has a balcony with sea views and that's wonderful first thing in the morning as we can watch the sunrise. As a modern house it has been low maintenance, and having bought the house from new we had input with the specifications such as the kitchen and bathroom.

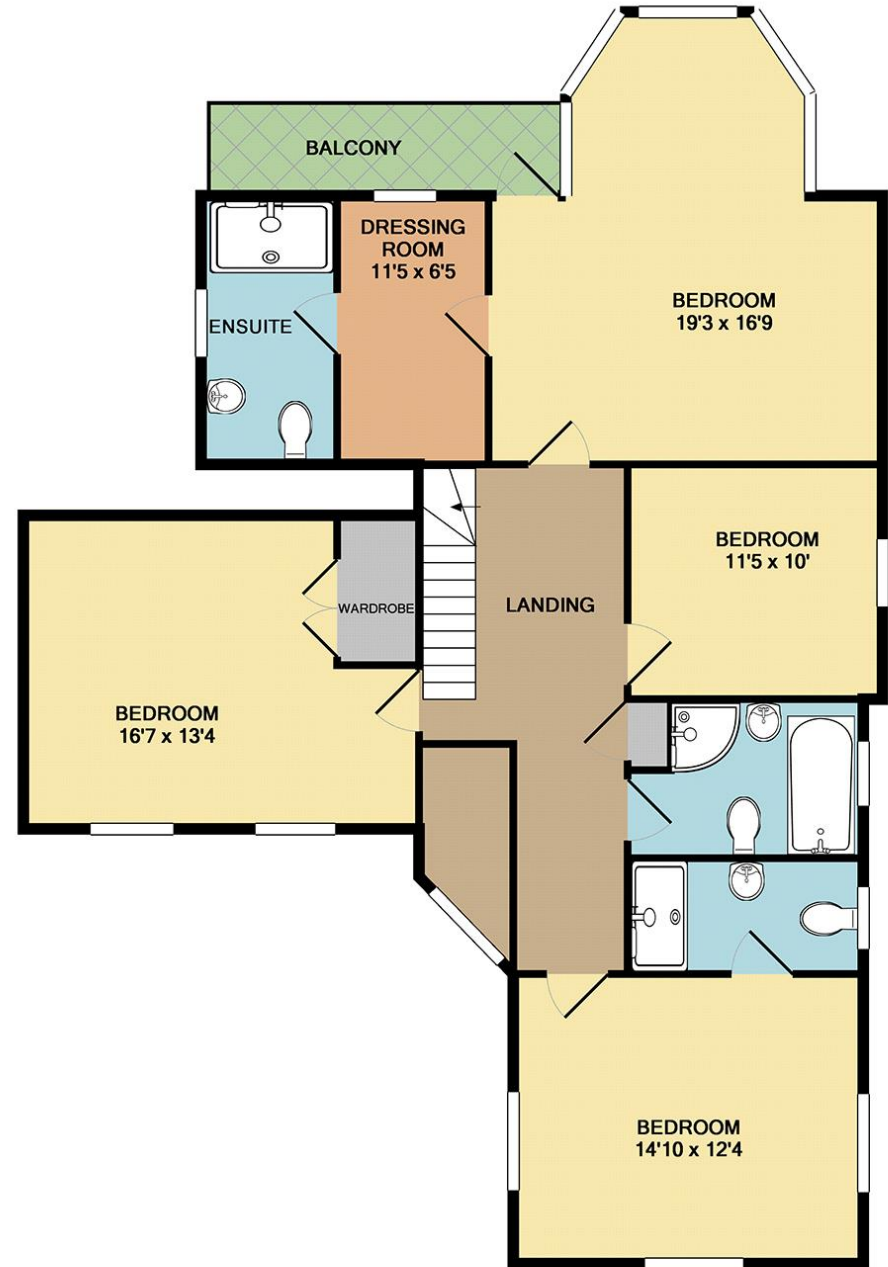
The grandchildren love this house, they can't wait to come and stay and this has been a wonderful place to be a part of their childhood, especially when we have had a beach hut in Stone Bay. We have some lovely memories of our time here. Now that I am retired, we go away a lot so we need a smaller property that we can lock and leave. We have loved living in this house; it's has been eleven very enjoyable years.



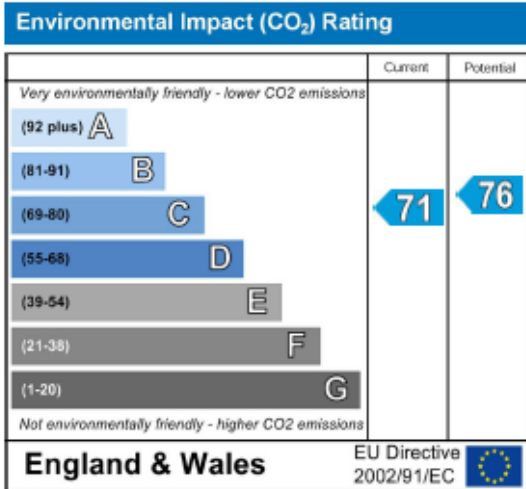
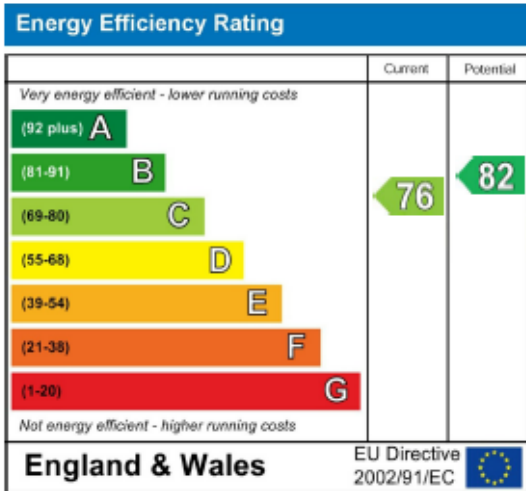


GROUND FLOOR
APPROX. FLOOR
AREA 1289 SQ.FT.
(119.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2507 SQ.FT. (232.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
APPROX. FLOOR
AREA 1218 SQ.FT.
(113.2 SQ.M.)



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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Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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