



17 Rectory Road, Broadstairs, CT10

Guide Price £725,000 to £750,000

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Set just moments from Broadstairs' charming town centre and sandy beaches, this handsome five-bedroom Victorian semi-detached home offers exceptional space, elegant period detailing, and a versatile layout ideal for modern family life.

Behind its classic façade, the property unfolds across four levels, beautifully blending original character with contemporary comfort. The welcoming hallway leads to an elegant living room and spacious dining room - the front living room featuring a large bay window and a striking period fireplace with wood-burning stove, and the rear dining room perfect for family meals and entertaining, with a decorative mantle and original floorboards that run throughout much of the ground floor.

To the rear, a spacious kitchen forms the heart of the home. Fitted with a central island and plenty of storage, it's a light-filled space with bi-fold doors that open directly onto the garden, creating a seamless indoor-outdoor flow. A ground-floor cloakroom adds convenience, while stairs lead down to a useful cellar and store - perfect for storage, a hobby room, or even a wine store.

Upstairs, the first floor hosts two generous double bedrooms, each with its own period fireplace, soft natural light and en suites. A third bedroom and en suite, complete this level. The second floor provides two further double bedrooms - both with access to a Jack and Jill en suite shower room - and a home office, offering excellent flexibility for guests, teenagers, or anyone working from home.

Outside, the rear garden is a real delight: landscaped with two seating terraces, colourful borders, and mature planting that provides year-round interest. It's a lovely spot for summer dining or a quiet morning coffee in the sun. At the front, the brick-paved driveway provides parking for two cars.

Perfectly positioned within easy reach of schools, shops, cafés and the station, this beautifully balanced home is full of warmth, space and period charm, set in one of Broadstairs' most desirable locations.



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LOWER GROUND FLOOR -

Store - 4.39m x 1.98m (14'5" x 6'6")

Cellar - 3.2m x 1.93m (10'6" x 6'4")

GROUND FLOOR -

Hallway

Living Room - 4.61m x 3.61m (15'1" x 11'10")

Dining Room - 4.40m x 3.03m (14'5" x 9'11")

Kitchen - 4.81m x 5.05m (15'9" x 16'7")

WC - 1.78m x 0.94m (5'10" x 3'1")

FIRST FLOOR -

Landing

Bedroom One - 4.81m x 4.00m (15'9" x 13'1")

Ensuite - 2.45m x 1.08m (8'1" x 3'7")

Bedroom Two - 3.25m x 3.05m (10'8" x 10'0")

Ensuite - 2.00m x 1.06m (6'7" x 3'6")

Bedroom Three - 3.55m x 3.15m (11'8" x 10'4")

Ensuite - 2.45m x 2.09m (8'0" x 6'10")

SECOND FLOOR -

Landing

Bedroom Four - 4.81m x 3.14m (15'9" x 10'4")

Jack and Jill Ensuite - 2.41m x 2.01m (7'11" x 6'7")

Bedroom Five - 3.07m x 1.95m (10'1" x 6'5")

Study/ Bedroom Six - 6.29m x 1.82m (20'8" x 6'0")

EXTERNAL - Driveway & Rear Garden

TENURE - Freehold

COUNCIL TAX - Thanet District Council | Band D (£2,411.76)

EPC RATING - 61 | D

SERVICES - We are informed that all mains services are connected to the property



HEATING - Gas Central Heating

BROADBAND - Ultrafast Fibre to the Property
internet available (FTTP)

LISTED BUILDING - No

CONSERVATION AREA - No

CONSTRUCTION - Standard

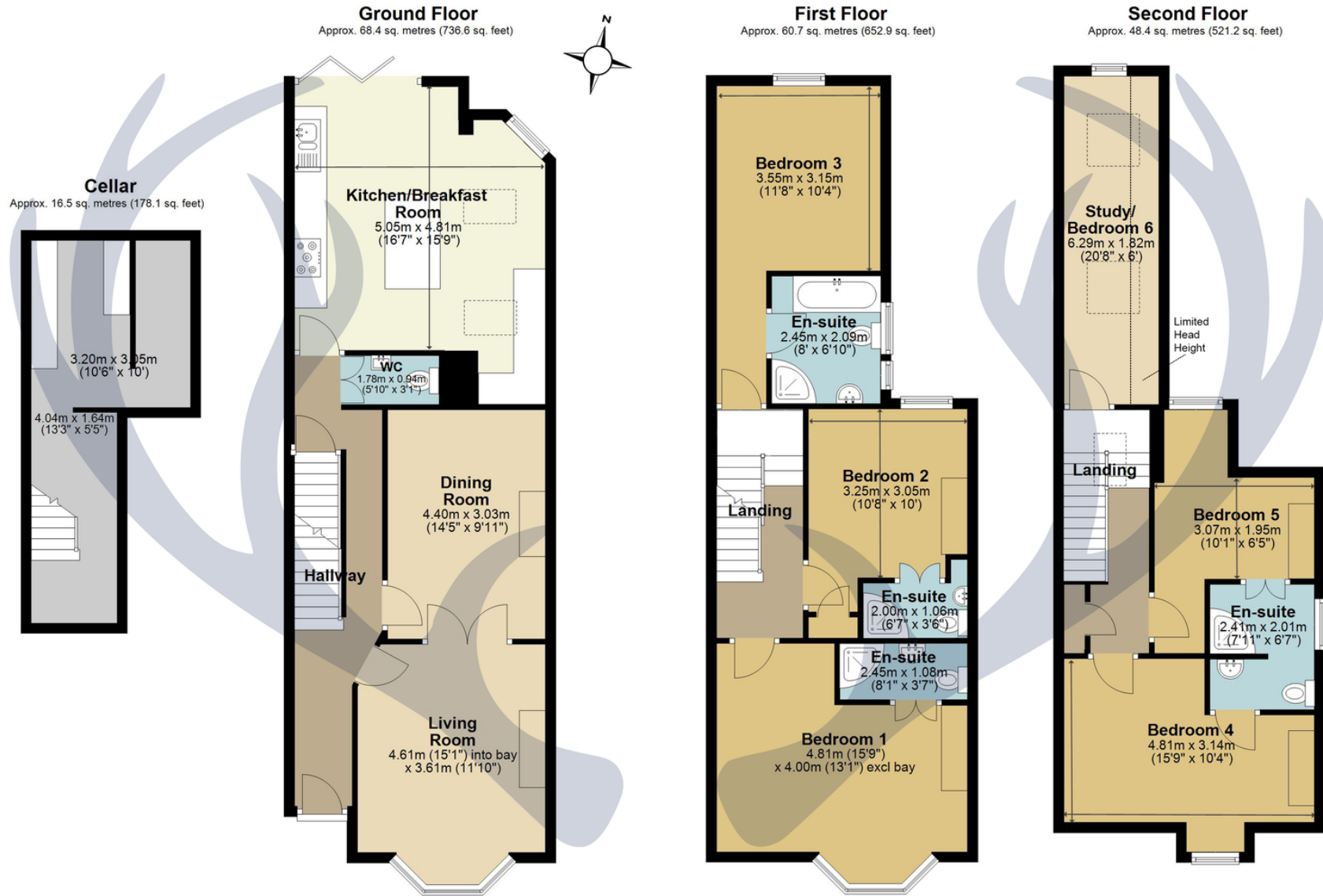
PARKING - Driveway parking to front

RESTRICTIONS, RIGHTS AND EASEMENTS -

To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

AGENTS NOTE - *In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 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. Room measurements are maximum unless otherwise stated. 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.*





Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.