







## 19 CARLTON AVENUE, BROADSTAIRS, CT10 1AG

£850,000

- 4/5 bedroom detached executive home situated in the heart of Broadstairs
- Spacious lounge flows into a bright dining room, with a separate sitting room that has potential to become a 5th bedroom
- Contemporary open plan kitchen-breakfast room with a utility room and cloakroom
  - Principal bedroom suite with an en-suite bathroom and a private balcony with beautiful garden views
- Three further bedrooms and a contemporary family bathroom round out the upstairs floor
- Rear garden features a sunny decked area, with three outbuildings for storage and gym use including a cloakroom
- Gated front garden/driveway for privacy, with ample off-street parking for up to five cars
- Just a 3-minute stroll (210m) to Broadstairs railway station with trains into London St Pancras in as little as 1 hour 18 minutes
- High street just at the end of the road and Viking Bay only a 10 minute walk
- Abundance of reputable schools in the vicinity including St Mildred's Primary Infant School and Upton Junior School (both Ofsted Outstanding)















## ABOUT THIS HOME

Welcome to this distinguished 4/5 bedroom detached executive home situated in the heart of Broadstairs. This meticulously maintained residence offers a harmonious blend of traditional elegance and modern convenience. The ground floor boasts a spacious lounge flowing into a bright dining room, both opening through French doors to a beautifully manicured garden, perfect for post-beach relaxation. A versatile fifth bedroom or sitting room, a contemporary open plan kitchen-breakfast room with a utility room and cloakroom round out the ground floor. Upstairs, the principal suite features an ensuite bathroom and a private balcony with garden views, complemented by three further bedrooms and a contemporary family bathroom. The beautiful rear garden, with its sunny decked area, three outbuildings for storage and gym use including cloakroom, and side access to the front, provides a serene outdoor retreat. The front garden, gated for privacy, offers ample off-street parking for up to five cars. This spacious family home needs to be seen to be fully appreciated.









## OWNERS COMMENTS

This house is in a perfect location, with its lively but quaint high st and beautiful Viking Bay, bars, coffee shops and restaurants, all very much aimed with the whole family in mind. We have spent nearly 23 years here, raising our family in this lovely home and it's given us all such great memories. But now we feel the time is right to downsize and let another family enjoy what Broadstairs has to offer and create your own special memories here too







# 19 Carlton Avenue, Broadstairs



**Approx. Gross Internal Floor Area 2081 sq. ft / 193.38 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## ABOUT THE AREA

Nestled in the picturesque coastal town of Broadstairs, 19 Carlton Avenue benefits from a prime location that is just a 3-minute stroll (210m) from Broadstairs railway station with trains into London St Pancras in as little as 1 hour 18 minutes, making it an ideal spot for commuters.

At the end of the road, you'll find the High Street with its array of independent boutiques, upscale dining establishments, and cosy cafes. Viking Bay beach is around 10 minutes away on foot and also gets you onto the scenic 32-mile Viking Coast Trail for walking and cycling enthusiasts. The town has no less than 7 sandy beaches to enjoy including some that offer Surfing, Stand up Paddleboarding, Kayaking and Body boarding. Golf enthusiasts are in for a treat as well, with the North Foreland Golf Club just a brief 7-minute (1.7-mile) drive away.

Families will appreciate the abundance of reputable schools in the vicinity, ensuring quality education options for children of all ages including St Mildred's Primary Infant School, and Upton Junior School (both Outstanding) Dane Court Grammar School, The Charles Dickens School (both Good) and independent schools such as Wellesley Haddon Dene Preparatory School.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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