







## 4 PROSPECT ROAD, BROADSTAIRS, KENT, CT10 1LD

£675,000

- This character-filled Georgian townhouse spans four storeys and is situated just a few minutes from the bustling high street and Viking Bay beach.
- The lower ground floor features a large kitchen-breakfast room and an interconnecting dining room, perfect for entertaining.
- The ground floor includes a welcoming entrance hall, a front-to-back living room with a feature fireplace and a bay window to the front, as well as a study on the mid-landing.
- The first floor boasts a main bedroom with a feature fireplace, two sets of French doors leading onto a balcony, and a spacious bathroom with a roll-top bath and separate shower.
- Externally, there is a south-facing courtyard garden with a utility room, a side garden, and parking for two cars at the front
  - Lapsed planning permission to build an attached four-bedroom townhouse with a garage.
- 8-minute walk from Broadstairs railway station, with trains to London St Pancras from 1 hour 18 minutes.
- The nearby High Street offers an array of independent boutiques, fine dining establishments, and cosy cafes, while Viking Bay beach is only a 4-minute walk away
- Broadstairs boasts seven sandy beaches with opportunities for surfing, stand-up paddleboarding, kayaking, and bodyboarding, and the North Foreland Golf Club is just an 8-minute (2.1-mile) drive away for golf enthusiasts
- Families will appreciate the reputable schools nearby, including Outstanding-rated St Mildred's Primary and Upton Junior, Good-rated Dane Court Grammar and Charles Dickens School, as well as Wellesley Haddon Dene Preparatory School.

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## ABOUT THIS HOME

This character-filled Georgian townhouse spans four storeys and is situated just a few minutes from the bustling high street and Viking Bay beach. The lower ground floor features a large kitchen-breakfast room and an interconnecting dining room, perfect for entertaining. On the ground floor, you'll find a welcoming entrance hall, a front-to-back living room with a feature fireplace and a bay window to the front, as well as a study on the mid-landing. The first floor boasts a main bedroom with a feature fireplace, two sets of French doors leading onto a balcony, and a spacious bathroom with a roll-top bath and separate shower. The second floor offers two double bedrooms, one single bedroom, and a shower room. Externally, there is a south-facing courtyard garden with a utility room, a side garden, and parking for two cars at the front. The property previously had planning permission (now lapsed) to build an attached four-bedroom townhouse with a garage, presenting potential to reapply and, if successful, create an ideal Airbnb, an adjoining home for family, or a lucrative investment property. While the property does require some TLC, its character, location, and the potential offered by the side garden make it, in our opinion, an outstanding purchase.









## OWNERS COMMENTS

“22 years since I received the keys to Number 4! Which then was very much a house. Fast forward 22 years and the house became a home. Not only has the space provided us with a home where a family could grow its setting and location is perfect.

We have particularly enjoyed how the house allows us all to have our own space (perfect for parents of teenagers!) yet plenty of room to spend time together with friends and family!

We plan to move locally as Broadstairs has our heart but 22 years on recognise we are ready for a change.

I am hopeful that any potential buyer will put their own stamp on number 4 and create as many wonderful memories.”









**Approx. Gross Internal Floor Area 1971 sq. ft / 183.28 sq. m**

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, 4 Prospect Road benefits from a prime location that is just a 8-minute walk 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.

Just round the corner you'll find the High Street with its array of independent boutiques, fine dining establishments, and cosy cafes. Viking Bay beach is around 4 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 8-minute (2.1-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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