

# AUCOOT



---

ADDRESS

Belvedere Road, Broadstairs CT10

---

PRICE

£495,000

---

DESIGNER

---

## INFORMATION

A three-bedroom house set on a peaceful and popular road in the heart of Broadstairs. Taking inspiration from its seaside setting, this Victorian terrace blends traditional Victorian charm with a colourful expression of modern living.

A light-filled entrance feeds into the main space; a dining area and a front-facing living room. Original features in these rooms have been revealed to balance the character of Victorian period architecture with modern decoration.

In the front room, a bay window, cornicing, and painted wooden floorboards pair perfectly with a playful colour palette that enhances the room's natural sense of light.

The dining room, meanwhile, has been designed with William Morris decorative wallpaper and is surprisingly bright due to a full-height picture window which offers views directly into the rear garden. There is also a low-level bespoke cabinet which has been finished in De Nimes, Fallow and Ball.

The kitchen sits at the rear of the house with its main features being an exposed structural beam, a full-height side picture window, and Crittall patio doors which open onto the garden. Brushed brass fittings accompany a white hardwood kitchen, butler sink, and vertical splashback tiles.

Upstairs there are three well-sized bedrooms. The principal bedroom is at the front of the house and has an abundance of natural light due to the bay window and the room's soft colour pallet. Both of the other bedrooms can fit a double bed and have calming views over the rear garden.

In the bathroom, sanitaryware was sourced from the Cast Iron Bath Company and includes a high-level W.C., basin, and bath with an accompanying overhead shower.

The rear garden has been cleverly configured to offer complete tranquillity and plenty of privacy from the surrounding neighbours. There is a paved patio area which leads to lawn, shrubs, and high-level planting.

Noteworthy features include a Farrow and Ball colour palette throughout, cast iron and column radiators, exposed timber flooring, replacement double-glazed sash windows, loft storage and a functional cellar.



## LEASE LENGTH

N/A

## SERVICE CHARGE

N/A

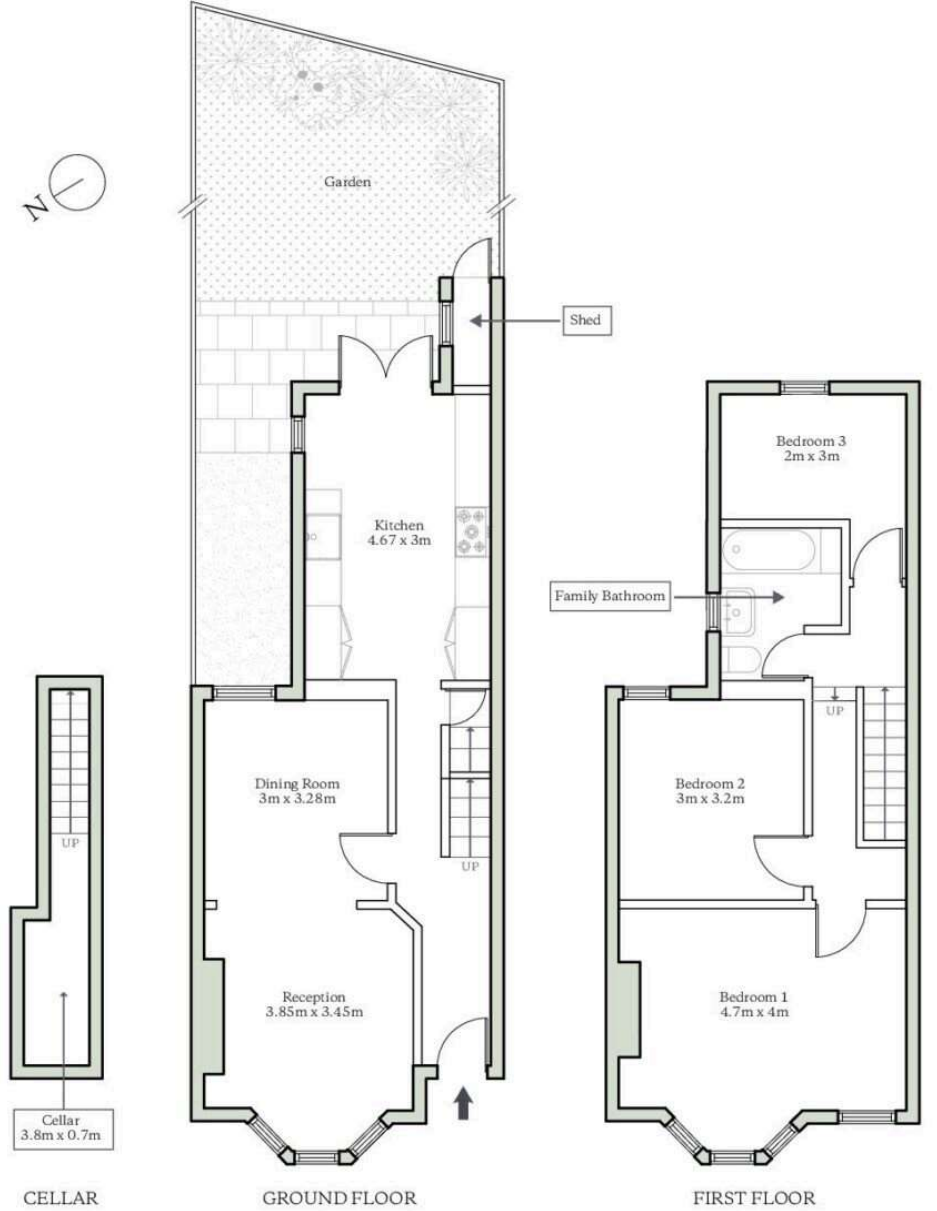
## EPC

=D



**BELVEDERE ROAD, BROADSTAIRS, CT10**

Gross Total Area = 1066 sq ft approx.  
Cellar = 58 sq ft    Ground Floor = 505 sq ft    First Floor = 503 sq ft  
For identification only - Not to scale



**AUCOOT**  
RICS Property Measurements Standard