

PEARSON HOUSE

BROADSTAIRS



McCARTHY STONE

Life, well lived

CONTENTS

Broadstairs

Pearson House

Development features

Property details

Went

Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.



Broadstairs

Pearson House

Development features

Property details

STYLISH LIVING IN A RELAXED SEASIDE TOWN.

Located on the Thanet coastline, this quintessential Kent seaside town has much to offer. Beautiful beaches. Victorian architecture. A relaxed and friendly feel. Lots of things to do. Broadstairs would be a delightful place to call home.

FIND YOUR HAPPY PLACE IN BROADSTAIRS.

A short walk from the town centre is Pearson House, named after the former local Mary Pearson Strong, who inspired the character Betsey Trotwood in David Copperfield, by famous novelist Charles Dickens, who holidayed in Broadstairs. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



Broadstairs

Pearson House

Development features

Property details





LIVE LIFE YOUR WAY.

However you like to spend your time, Pearson House is ideally placed for making the most of Broadstairs and its surrounding area.

A 10-minute walk from the development will take you to an ASDA superstore for all your weekly essentials. The town centre, just a 20-minute walk away, offers a blend of independent shops and familiar high street names. A short drive or bus ride can take you to Westwood Cross shopping centre

Two Michelin starred restaurants will delight foodies, but there are plenty of other tempting eateries, traditional pubs and quaint cafés. Morelli's, a 1950's ice cream parlour, provides a delicious taste of nostalgia.

From singing to sewing, retirement groups and the WI, there's an array of regular groups and activities to join. An independent cinema also provides a focus for community entertainment and there's a theatre too. Plus the Little Art Gallery runs art courses for all abilities.

Numerous events are held throughout the year, including a Charles Dickens Festival, a folk week in August and a music festival in February. Throughout the summer, there's live music at the bandstand and twice a year, the town hosts a food festival.

Broadstairs also offers plenty of options to keep active. Cliff-top walking paths link beautiful bays and guided walks help you explore. Bannatyne Health Club and Spa is just over a mile away and North Foreland Golf Club is a five-minute drive. There's also plenty of sea-based activity, from sailing and surfing to paddle boarding.

You have good connections to Ramsgate and Margate by car, rail or bus via the Thanet Loop. From the station, (0.8 miles away), you can reach Canterbury in 25 mins or London in an hour and a half. The A299 is in easy reach – connecting you to popular Whitstable and the M2 for onward travel.



A255

HIGH STREET

ST PETER

9

A256

A255

1

17

4

5

McS

A256

RUMFIELDS ROAD

FAIR STREET

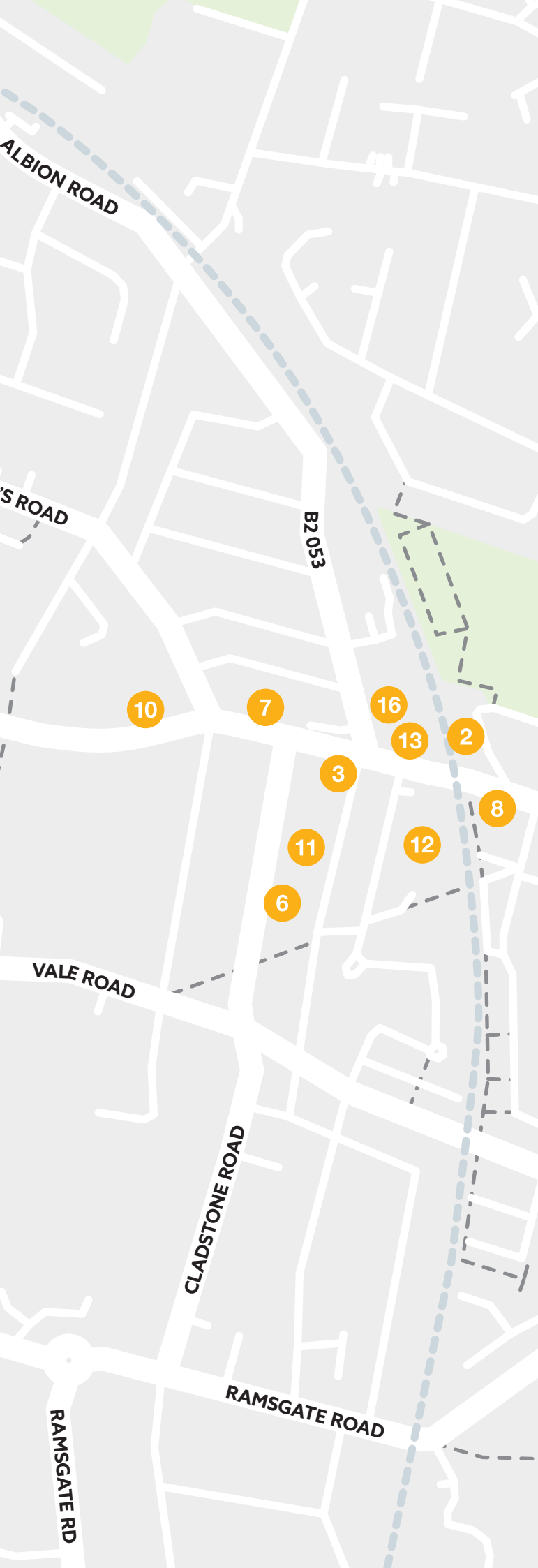
15

14

WILKES ROAD

PYSONS ROAD





PEARSON HOUSE

McS 1–51 Pearson House,
Trotwood Close,
Broadstairs,
CT10 2RY

MAP KEY.

- 1 Bus Stop
- 2 Train Station
- 3 MicroPub
- 4 Asda Superstore
- 5 Asda Pharmacy
- 6 Dental Practice
- 7 Vet
- 8 High Street
- 9 St Peters Surgery
- 10 Our Lady Star of The Sea RC Church
- 11 Florist
- 12 Crampton Tower Museum
- 13 Broadstairs Medical Practice
- 14 Physio
- 15 The Ramsgate Brewery and Taproom
- 16 Broadstairs Library
- 17 ATM



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

Broadstairs

Pearson House

Development features

Property details

STYLISH DESIGN, INSIDE AND OUT.

As you approach Pearson House, you'll immediately appreciate the stylish design of the exterior. Lightly coloured brickwork interspersed with elegant cream render and sleek glass balconies complement the traditional character of the town. The perfectly tended beds and borders that flank the entrance complete the picture.

Inside, the reception area offers a welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge. This is the social heart of Pearson House.

Designed to make the most of the coastal light, this elegant space is where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Thanks to large bi-fold doors, the lounge offers easy access to a delightful garden. Directly outside is a spacious patio area with seating. It's the ideal spot for soaking up the sun during the warmer months. From here you can admire the immaculate beds and borders.

As you explore outdoors, you'll find a garden for all seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues. The addition of raised beds offers interest and accessibility.

What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We look after all the outside spaces for you.











MORE FEATURES.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities*.

HOUSE MANAGER

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

PARKING*

Spaces are available for purchase.

*Additional charges apply. Subject to availability.





Broadstairs
Pearson House
Development features
Property details

MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Pearson House is no exception.

Comprising 51 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Pearson House, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.







Broadstairs
Pearson House
Development features
Property details



YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Washing machine in every apartment



KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Stainless steel sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Shaver socket
- Heated towel warmer



HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- Wood Panel Doors



SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky services subject to Sky subscription.



**“NEW ADDRESS,
NEW ADVENTURE.
THERE’S NOTHING
OLD ABOUT ME.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Pearson House, Broadstairs.

**CALL 0800 201 4106
VISIT McCARTHYSTONE.CO.UK/
PEARSON-HOUSE**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Images are indicative and facilities vary by location. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

March 2023



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/pearson-house

McCARTHY STONE
Life, well lived