

CHRISTOPHER HODGSON



Broadstairs

£375,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Broadstairs

13 Grafton Road, Broadstairs, Kent, CT10 3DN

An extended and beautifully presented semi-detached family home ideally located in St. Peters, on the outskirts of Broadstairs and within close proximity of shops and amenities, Westwood Cross Shopping Centre, Joss Bay Beach (1 mile) and Broadstairs Station (1.4 miles),

The house has been comprehensively remodelled to an exacting standard with high quality fittings and materials and now provides generously proportioned accommodation presented in smart contemporary style throughout. The ground floor is arranged to provide an

entrance hall, an exceptional open-plan kitchen/dining room with doors opening to the garden, a sitting room with bay window and open fireplace, and a cloakroom. To the first floor there are three generous bedrooms and a luxurious bathroom.

The thoughtfully landscaped South Westerly facing garden extends to 78ft (23.8m) and incorporates a natural stone terrace beneath a timber pergola, with the remainder laid to lawn. A driveway provides off street parking for several vehicles and is enclosed by electronically operated sliding gates.



LOCATION

Broadstairs is an increasingly fashionable coastal town, with a rich cultural heritage. Once an important fishing port in the 18th Century, the town has a wealth of fine period buildings and fisherman's cottages. Charles Dickes was a frequent visitor to Broadstairs, where he wrote David Copperfield at his summer home, Bleak House, which overlooks Viking Bay.

Today, Broadstairs has a thriving community and visitors are attracted by the sandy beaches, art galleries, independent shops, cafés and restaurants. Broadstairs Food Festival is held over three days at Easter and again in the Autumn, and Folk Week is a fantastic event held in August.

There are many sports clubs including North Foreland Golf Club and Broadstairs Sailing Club, as well as opportunities for cliff top walks and horse riding.

There are good schooling options in the area including St Mildred's Primary School, St Joseph's Catholic Primary School, Dane Court and Chatham and Clarendon

Grammar Schools as well as various independent schools in Canterbury and the surrounding areas.

High Speed rail services direct to London are available from Broadstairs Station (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. Le Shuttle at Cheriton and Port of Dover provide excellent links to the continent.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch 8'10" x 2'10" (2.69m x 0.86m)
- Entrance Hall 9'9" x 8'10" (2.97m x 2.69m)
- Sitting Room 13'9" x 9'10" (4.19m x 3.00m)
- Kitchen/Dining Room 19'11" x 19'8" (6.07m x 5.99m)
- Cloakroom 3'2" x 2'10" (0.97m x 0.86m)



FIRST FLOOR

- Bedroom 1 12'4" x 10'11" (3.76m x 3.33m)
- Bedroom 2 12'3" x 9'10" (3.73m x 3.00m)
- Bedroom 3 8'10" x 7'6" (2.69m x 2.29m)
- Bathroom 9'9" x 5'5" (2.97m x 1.65m)

OUTSIDE

- Garden 78' x 25' (23.77m x 7.62m)

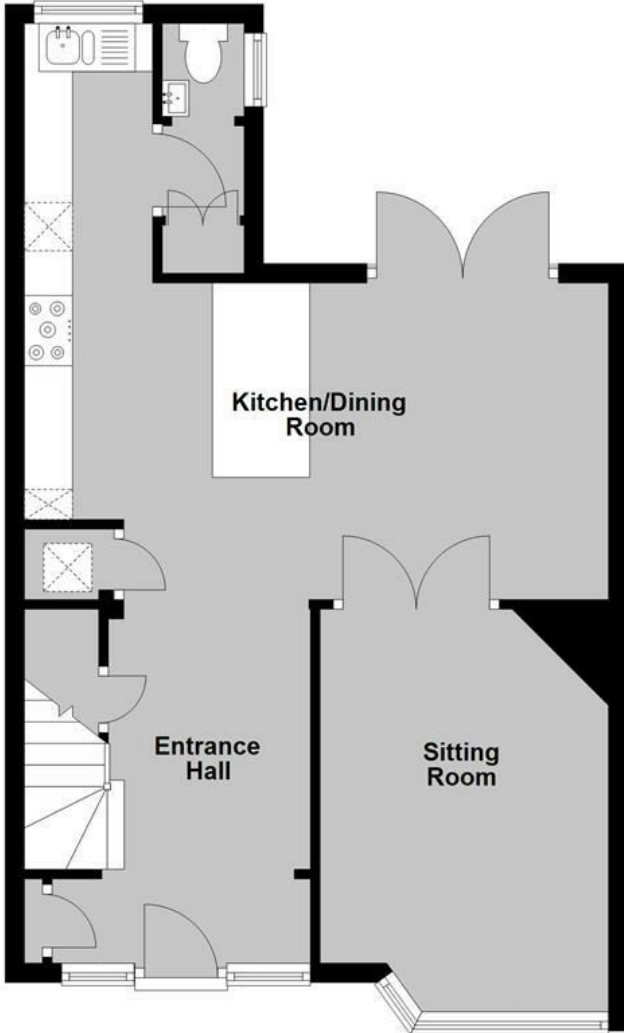
VIDEO TOUR

Please view the video tour for this property, and contact us to discuss arranging a viewing.



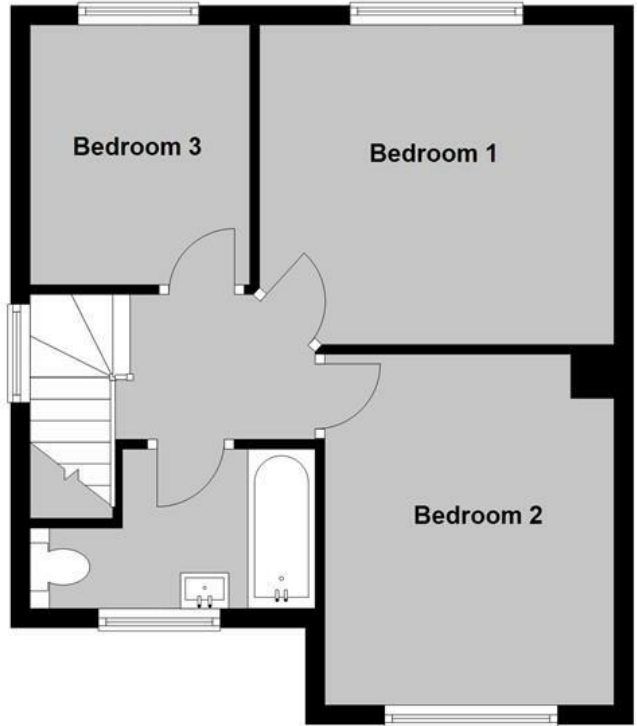
Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 90.2 sq. metres (970.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,951.68

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green rating zone)	A		
Energy Efficient (Light Green rating zone)	B		
Decent (Yellow rating zone)	C		
Needs Improvement (Orange rating zone)	D		
Needs Improvement (Red rating zone)	E		
Very Poor (Dark Red rating zone)	F		
Very Poor (Darkest Red rating zone)	G		
Energy Efficiency Rating		61	80
England & Wales		2010-2015	2016-2020

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