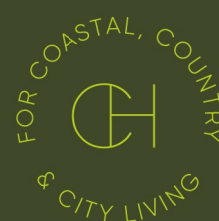


CHRISTOPHER HODGSON



Broadstairs

£425,000 Freehold



Broadstairs

19 Camden Road, Broadstairs, Kent, CT10 3DR

A significantly extended and beautifully presented semi-detached house 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),

This superb family home has been thoughtfully remodelled to an exacting standard with the use of 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 porch with built-in storage, an entrance hall, a spacious living

room, an exceptional open-plan kitchen/dining room with bi-folding doors opening to the garden, a utility room and a cloakroom. To the first floor there are three generous bedrooms and a well appointed bathroom.

Outside, the rear garden enjoys a South Westerly aspect and is predominantly laid to lawn with two patio areas, one of which incorporates a brick built barbeque and a pizza oven. There is also a detached garden studio which would suit a variety of uses. A block paved driveway provides off street parking for a number of vehicles.



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 Dickens 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

- Porch 9'11" x 5'4" (3.02m x 1.63m)
- Entrance Hall 9'11" x 9'4" (3.02m x 2.84m)
- Sitting Room 13'11" x 9'11" (4.24m x 3.02m)
- Kitchen/Dining Room 25'3" x 18'10" (7.70m x 5.75m)
- Utility Room 6'10" x 6'1" (2.08m x 1.85m)



- Cloakroom 5'1" x 3'5" (1.55m x 1.04m)

FIRST FLOOR

- Bedroom 1 12'6" x 10'11" (3.81m x 3.33m)
- Bedroom 2 12'4" x 9'10" (3.76m x 3.00m)
- Bedroom 3 9'2" x 7'7" (2.79m x 2.31m)
- Bathroom 9'11" x 5'11" (3.02m x 1.80m)

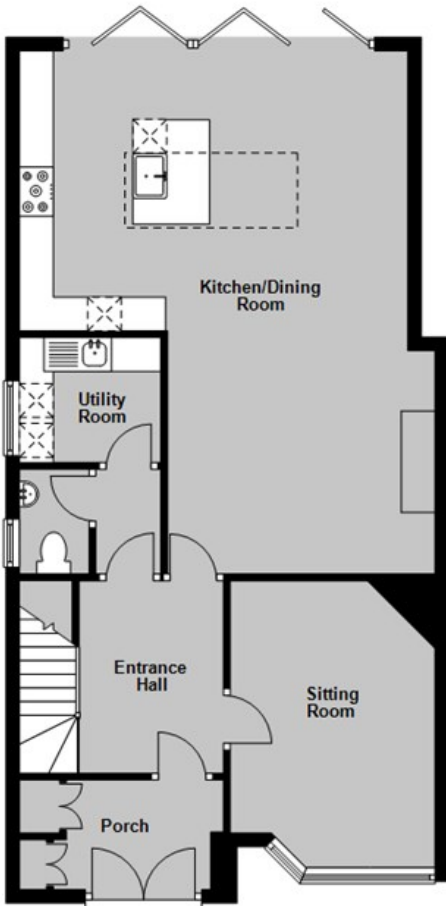
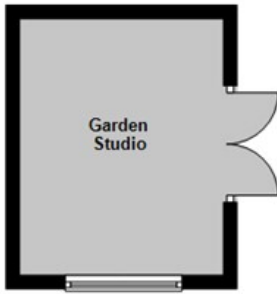
OUTSIDE

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



Ground Floor

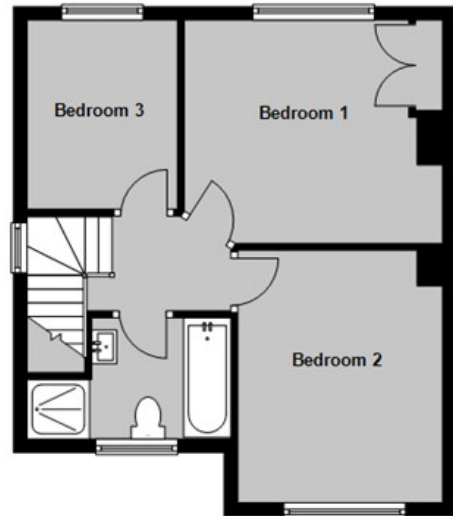
Main area: approx. 72.9 sq. metres (784.7 sq. feet)
Plus outbuildings, approx. 11.4 sq. metres (122.7 sq. feet)



Main area: Approx. 114.1 sq. metres (1228.1 sq. feet)
Plus outbuildings, approx. 11.4 sq. metres (122.7 sq. feet)

First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,793.22

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Energy Efficiency Rating	
Current Rating	A
Potential Rating	B
Energy Efficiency Score	85
Energy Efficiency Band	A
Energy Efficiency Band	B
Energy Efficiency Band	C
Energy Efficiency Band	D
Energy Efficiency Band	E
Energy Efficiency Band	F
Energy Efficiency Band	G

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