



88a Kingsgate Avenue
Broadstairs | Kent | CT10 3LW

FINE & COUNTRY



Step inside

88a Kingsgate Avenue

With its black and cream exterior, fascinating herringbone brickwork, Tudor style wood garage door and charming pitched room outer porch, this delightful detached family home provides instant kerb appeal before you even cross the threshold. Located along a quiet, private road leading to the seafront, where only the residents are allowed to park, it is approached via a block paved driveway with steps up to the attractive wood front door and stained glass side panels. Once inside, the charcoal grey and white edged marble floor tiles create an impressive entrance hall. Although the property was actually built in 2000 it has some delightful period style features that give it such a special character. These include ceiling light roses and coved ceilings as well as a Victorian type staircase. At the same time the current owners have modernised much of the property to give it a contemporary feel.

Nowhere is this more apparent than in the elegant lounge with its extremely high quality remote control flame effect gas fire, marble hearth and marble mantle beam as well as solid wood flooring and a large bay window. The wood flooring flows through the glazed double doors into the attractive dining room and this, in turn, has double doors to the conservatory. So, when all the doors are open, it provides a great feeling of space and light and makes the whole area ideal for entertaining.

The large kitchen is charming with its aqua blue painted units and granite worktops, a matching Welsh dresser, multi-coloured stone floor tiles, beamed ceiling and feature brick wall. There is a range cooker inset into the chimney breast and an American fridge freezer as well as an integrated fridge and dishwasher. You will also find a downstairs cloakroom and the garage. This is carpeted and currently in use as a fitted utility room/office and playroom.

On the first floor there is a large galleried landing with a double airing/storage cupboard with a built in safe as well as a stunning family bathroom that includes an oval bath inset into a raised mosaic tiled surround and a wet room style shower. Five double bedrooms are available including one with built in wardrobes and the first bedroom with built in cupboards and a 'secret' cupboard access to the trendy en-suite shower room.

Double doors open from the conservatory onto the wide block paved rear terrace that wraps around the property providing access on both sides, meeting up with the driveway at the front. A fascinating water feature at the rear of the property includes a 25 year old ghost carp as well as other fish while steps up from the terrace and the retaining wall incorporating shrub beds, lead to a large lawn. Here you will find additional patio areas as well as a decked terrace so that you can enjoy the sun all day long while the high hedges provide complete privacy as you are not overlooked. There is also a garden shed and a summer house that has lighting, electrics and water so could always be used as an office/games room and includes a second entrance to a separate area currently being used for storage. At the front of the property the driveway provides off road parking for approximately 5 cars and is flanked by a lawn with a charming fishpond.



Seller Insight

“ We bought the house more than 17 years ago and it has been a wonderful family home. Over the years we have updated it but still retained some character features. However we feel it is now time to downsize although we still want to live in the same area if possible. It is very quiet and peaceful and we are only a two minute walk from the clifftops and blue flag beach at Botany Bay and not far away is the quiet Kingsgate Bay or Joss Bay for surfing and paddle boarding or the local riding stables for horsey enthusiasts.

We are within walking distance of the North Foreland Golf club for golfing aficionados and if you want a drink or a meal without having to take the car out there is the Botany Bay hotel or the Captain Digby restaurant. A regular bus service takes you around Thanet on the Loop and there is a useful convenience store nearby. Broadstairs town centre is only a five minute drive with its mainline high speed rail service, a wide variety of individual shops, bars and restaurants and a number of annual events such as Folk Week, the Dickens Festival and the Food Fair. There are also excellent education facilities with Outstanding primary and grammar schools as well as first class private schools in the area.”*



*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

By Road

Broadstairs Station	2.4 miles
Channel Tunnel	29.6 miles
Dover Docks	23.3 miles
Canterbury	19.0 miles
Charing Cross	79.9 miles
Gatwick Airport	84.8 miles

By Train from Broadstairs

High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 mins

Leisure Clubs & Facilities

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Broadstairs and St. Peter's Bowls Club	018143 861293
Broadstairs and St. Peter's Tennis Club	

Healthcare

St. Peter's Surgery
 Albion Road Surgery
 Osborne Road Surgery
 Mocketts Wood Surgery
 QEOM Hospital

Education

Primary Schools:

Callis Grange Nursery and Infant
 St. Peter's Primary
 St. Joseph's Primary
 Upton Junior
 Haddon Dene
 Wellesley House
 St. Lawrence Junior
 St. George's Primary

Secondary Schools:

Charles Dickens
 St. George's
 Dane Court Grammar
 Chatham and Clarendon House
 St. Lawrence Senior

01843 608860
 01843 608836
 01843 863353
 01843 862996
 01843 225544

01843 862531
 01843 861430
 01843 861738
 01843 861393
 01843 864941
 01843 862991
 01843 572900
 01843 609000

01843 862988
 01843 609000
 01843 864941
 01843 591075
 01843 572900

Entertainment

Theatre Royal
 Winter Gardens Theatre, Margate
 Sarah Thorne Theatre, Broadstairs
 Granville Theatre, Ramsgate
 Vue Cinema Complex
 Palace Cinema
 Tartar Frigate Restaurant
 Botany Bay Hotel
 Captain Digby
 Wyatt and Jones

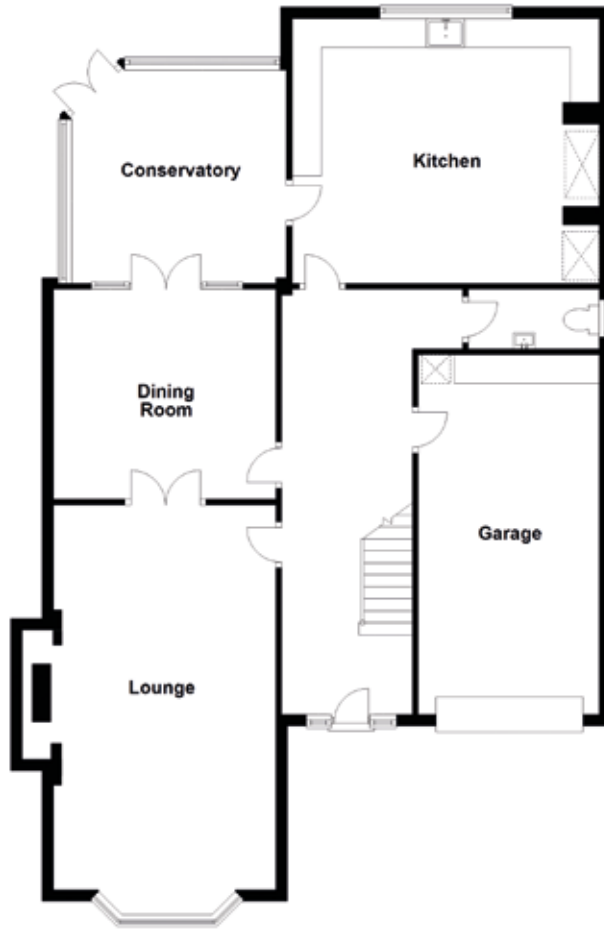
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 01843 863701
 01843 591750
 0871 2240240
 01843 865726
 01843 862013
 01843 868641
 01843 867764
 01843 865126

Local Attractions/Landmarks

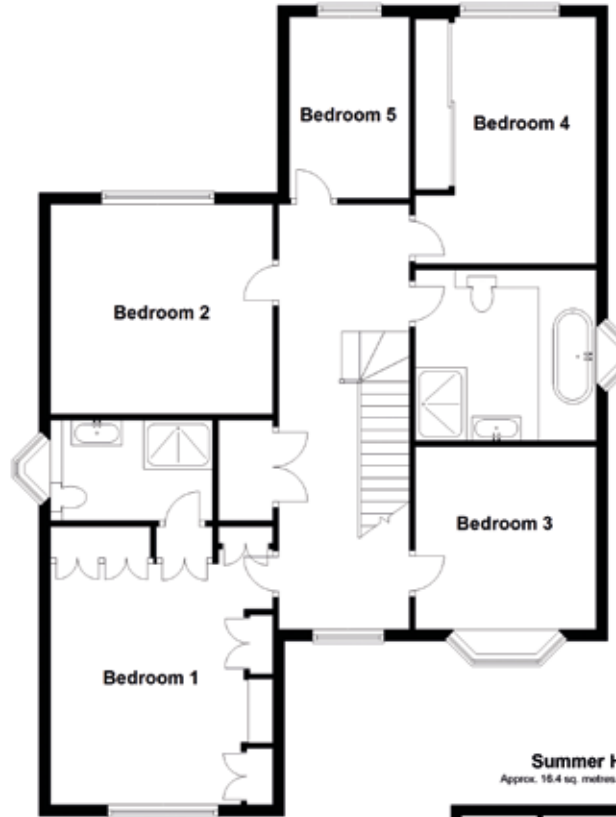
Crampton Tower
 Dickens House Museum
 Quex Park
 Lilliput Mini Golf
 Turner Contemporary
 Spitfire and Hurricane Museum
 Hornby Visitor Centre, Westwood
 Shell Grotto, Margate

01843 871133
 01843 861232
 01843 841119
 01843 861500
 01843 233000
 01843 821940
 01843 233524
 01843 220008

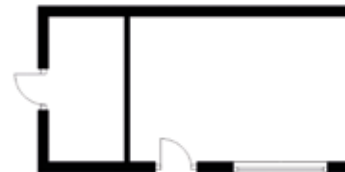
Ground Floor
Approx. 121.4 sq. metres (1306.6 sq. feet)



First Floor
Approx. 98.3 sq. metres (1058.5 sq. feet)



Summer House
Approx. 16.4 sq. metres (176.1 sq. feet)



GROUND FLOOR

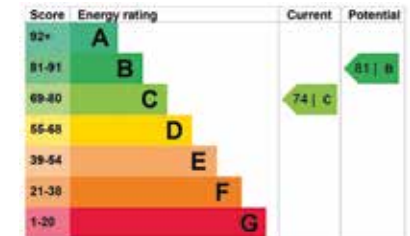
Entrance Hall	
Lounge	23'7 x 12'7 (7.19m x 3.84m)
Dining Room	12'7 x 11'0 (3.84m x 3.36m)
Conservatory	12'9 x 12'7 (3.89m x 3.84m)
Kitchen	17'7 x 15'0 (5.36m x 4.58m)
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 1	13'9 x 12'7 (4.19m x 3.84m)
En-suite Shower Room	
Bedroom 2	12'7 x 11'11 (3.84m x 3.63m)
Bedroom 3	10'4 x 10'3 (3.15m x 3.13m)
Bedroom 4	14'1 x 8'3 (4.30m x 2.52m)
Bedroom 5	10'4 x 7'5 (3.15m x 2.26m)
Family Bath/Shower Room	

OUTSIDE

Rear Garden	
Summer House	13'11 x 9'3 (4.24m x 2.82m)
Driveway	
Integral Garage	20'9 x 10'2 (6.33m x 3.10m)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed





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