



26 Sea View Road
Broadstairs | Kent | CT10 1BX

FINE & COUNTRY

Step inside

26 Sea View Road

When you first see this charming detached bungalow, it is difficult to believe that it includes five double bedrooms, three bathrooms and a large, light and bright kitchen/diner. So you need to cross the threshold to really appreciate everything this veritable Tardis of a property has to offer, including the opportunity to incorporate a separate annexe. It is set well back from the road and accessed via an in-and-out block paved carriage driveway where you can easily park at least three cars. The porch, with its attractive oak and glass inner front door, opens into the entrance hall with direct access to the original accommodation. This includes a double bedroom with a bay window and contemporary fitted cupboards that could always be used as an office as it is just inside the front door, so you can see business visitors arriving and they would not need to venture into the private part of the property. There is also a second double bedroom with fitted cupboards, a family bathroom and the dual aspect main bedroom that not only has a wall of fitted wardrobes but also an en suite shower room.

There is access to the spacious, dual aspect sitting room with double glass and oak doors to the superb modern, light and bright kitchen/diner in the extension built in 2017. It includes engineered oak flooring, a very large atrium style skylight and four aluminium framed bi-fold doors to the terrace that, when open, really provide a wonderful indoor/outdoor space. The kitchen area has flat-fronted units housing a built in oven, microwave, plate warmer and integrated fridge and has direct access to the large fitted utility room with additional stand-alone appliances and laundry facilities. This leads to what could be a separate annexe that has a good sized double bedroom with French doors to a terrace, a contemporary walk-in shower room and a large room with herringbone parquet flooring that could be another bedroom but is currently a games room. It has a separate external door to the driveway and trendy black fitted units including a sink. Therefore this could be an excellent living room/kitchen so the whole area could be used for elderly relatives, adult children or generate an income as an Air BnB holiday let. A wide sandstone decked rear terrace provides plenty of space for al fresco dining as well as relaxing in the sunshine and it leads to a surprisingly large garden that is mainly laid to lawn, semi-divided by attractive shrub beds and bordered by fencing with flower and shrub borders and offering plenty of space for kids to kick a ball around or play with the dog.





Seller Insight

“ When we bought the bungalow, we could see the potential to extend it as it is in a large plot and we are very proud of the additions and upgrades that we have made to create this elegant home including, not only the extension but also installing oak doors throughout and modern fitted wardrobes in the original bedrooms. We have thoroughly enjoyed living here for the past seven years as we love the quiet and peaceful environment but we feel it is time for us to downsize, although we shall be staying local as we love the area and it is only a short walk to the beach or into the town centre and not far from the renowned North Foreland golf course for golfing aficionados. So it is ideal for those who want to enjoy sandy beaches, swimming and surfing in the summer while there are great places for walking the dog all year round. For anyone who likes riding there is a nearby stables and a number of sporting clubs provide recreational activities including cricket, bowls, tennis and rugby.

Broadstairs is a lovely Victorian seaside town with a wide variety of individual shops, beaches, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs and nearby Ramsgate is that they have some very good primary, grammar and private schools while you can be in central London on the high speed train in under an hour and a half from Broadstairs station.”*

* 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	0.8 miles
Channel Tunnel	30.9 miles
Dover Docks	23.0 miles
Canterbury	18.7 miles
Gatwick Airport	85.1 miles
Charing Cross	80.4 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

Healthcare

St. Peter's Surgery	01843 608860
Broadstairs Medical Practice	01843 608836
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

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	01843 861293
Broadstairs and St. Peter's Tennis Club	

Education

Primary Schools:

Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 572900

Secondary Schools:

Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

Entertainment

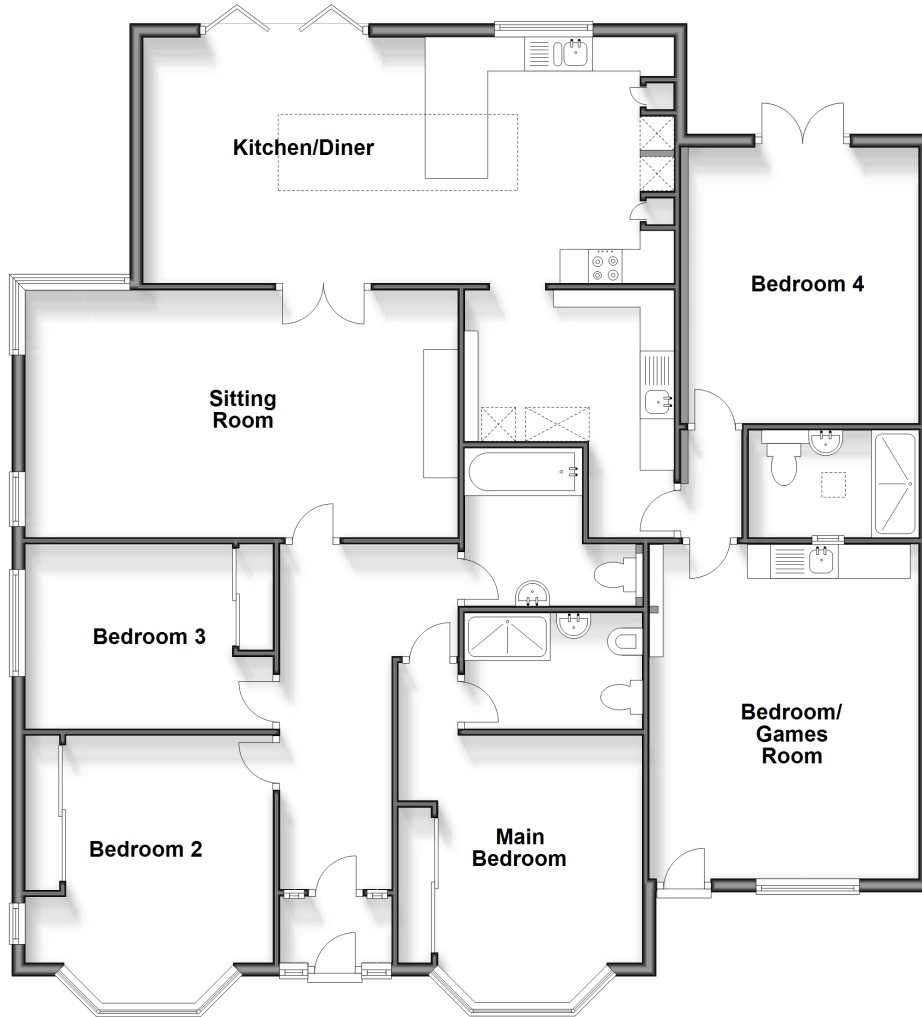
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126
Little Sicilian	01843 652423

Local Attractions/Landmarks

Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Quex Park	01843 841119

Ground Floor

Approx. 163.3 sq. metres (1757.3 sq. feet)

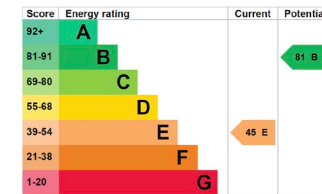


GROUND FLOOR

- Porch
- Entrance Hall
- Bedroom 2 12'5 x 12'0 (3.79m x 3.66m)
- Bedroom 3 12'0 into fitted wardrobes x 8'9 (3.66m x 2.67m)
- Main Bedroom 12'6 x 11'9 (3.81m x 3.58m)
- En Suite Shower Room
- Bath/Shower room
- Sitting Room 19'6 x 12'0 (5.95m x 3.66m)
- Kitchen/Diner 25'7 x 12'0 (7.80m x 3.66m)
- Utility Room 12'0 (3.66m) narrowing to 7'3 (2.21m) x 10'2 (3.10m)
- Inner Hall
- Bedroom/Games Room 16'1 x 13'0 (4.91m x 3.97m)
- Shower Room
- Bedroom 4 13'4 x 10'2 (4.07m x 3.10m)

OUTSIDE

- Rear Garden
- Driveway



£750,000

Council Tax Band: D

Tenure: Leasehold



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 © 2024 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 07.03.2024





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

