



32 Crow Hill
Broadstairs | Kent | CT10 1HT

FINE & COUNTRY

Step inside

32 Crow Hill

As soon as you see the stunning exterior of this beautifully renovated and remodelled property, with its amazing pyramid shaped slate roof, you know you are looking at something really special, whether you are considering a permanent home or a fabulous seaside holiday and weekend retreat. The overhang pillared veranda with Indian sandstone paving spanning the width of the property, coupled to the mellow brick dwarf wall and contemporary black front door with a matching brick surround, give it real kerb appeal. Once in the hall you can continue to appreciate the high end renovation that includes delightful features such as panelled doors with contemporary brass handles, inset ceiling lights, aluminium windows and wood effect Amtico flooring that flows throughout the ground floor.

A pair of attractive black surround multi-pane doors lead to the light and bright dual aspect sitting room while another similar styled door leads to the 'star of the show,' the superb kitchen/diner with space for seating and is where the family spend much of their time. It has fascinating corner black surround multi-pane French doors to the rear terrace with full height side windows providing plenty of natural light while the immediate focus is on a large central island/breakfast bar. Anyone who enjoys entertaining and catering will be delighted with the facilities available that include high end wood units with brass handles and granite worktops housing an induction hob, two built in ovens, an integrated dishwasher, fridge and freezer as well as a boiling water tap. There is also a door to a large pantry/wine store and an adjacent fitted utility room with a plumbed in washing machine and a back door to the driveway. This floor also has a smart contemporary family shower room and a charming double bedroom with a built in wardrobe and dressing table as well as a second double with a fitted cupboard. This is currently in use as a formal dining room so could be ideal for those supper parties and family celebrations.

The staircase includes a large understairs storage cupboard and leads to the first floor galleried landing with access to the spacious attic and the stunning contemporary bathroom with Amtico flooring, a stand-alone oval bath, separate shower and 'his and hers' vanity basins. There are also two double bedrooms with eaves storage that goes all round the property including the first bedroom with its wall of fitted cupboards. Both the upstairs bedrooms offer sea glimpses and plans have been approved for the addition of balconies to each of these bedrooms, so you might want to consider that if you like the idea of watching the sunrises over Broadstairs while sipping your morning coffee.

Outside, at the front of the property, there is off road parking for three cars as well as a driveway where you can park an additional vehicle. This leads to a hardstanding gravel area and the fenced rear garden that consists of the large Indian sandstone terrace for al fresco dining and barbecues as well as a lawn surrounded by shrub borders edged with sleepers.





Seller Insight

“ We were delighted to be able to buy the original bungalow as it is in such an excellent position and we knew it was ideal for renovation and upgrading. We have spent the past couple of years creating what is virtually a high end 'new build' but with a charming character and it is now ready for new owners to walk straight into, without having to lift a finger except install their furniture.

The property is in a great location as it is only a short walk to the centre of town and the beach and, for golfing enthusiasts, it is not far to the renowned North Foreland golf course. 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, a cinema and a theatre 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	0.7 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

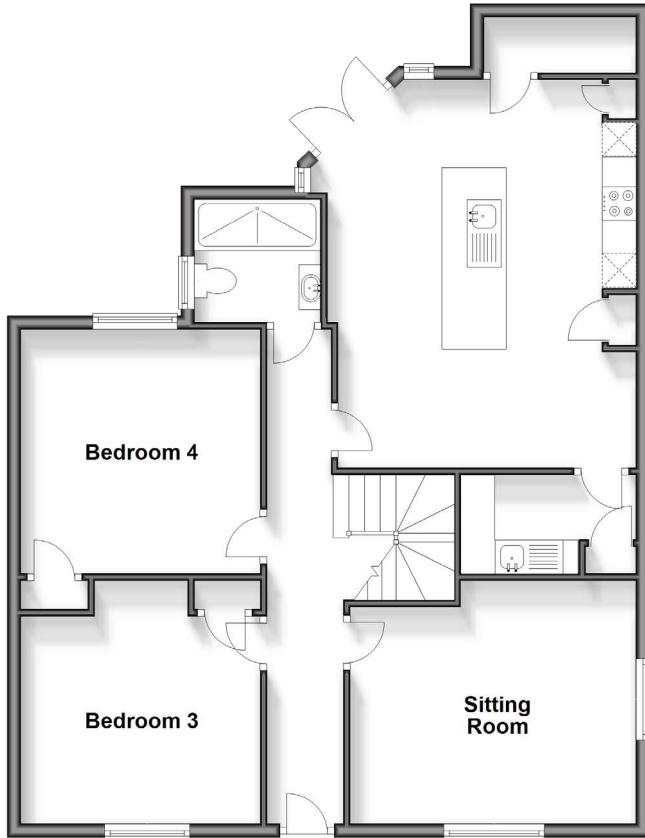
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126
Little Sicilian	01843 652423

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

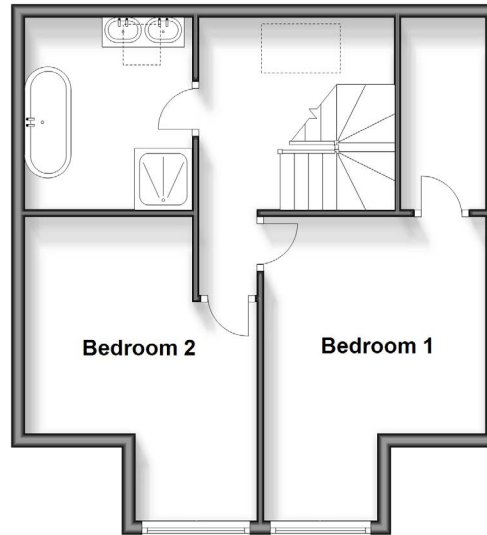
Ground Floor

Approx. 88.2 sq. metres (949.0 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



GROUND FLOOR

Entrance Hall	
Sitting Room	13'7 x 11'8 (4.14m x 3.56m)
Kitchen/Diner	18'7 x 14'7 (5.67m x 4.45m)
Utility Room	8'2 x 5'2 (2.49m x 1.58m)
Larder	
Bedroom 3	11'9 (3.58m) narrowing to 10'3 (3.13m) x 11'5 (3.48m)
Bedroom 4	11'9 x 11'6 (3.58m x 3.51m)
Shower Room	

FIRST FLOOR

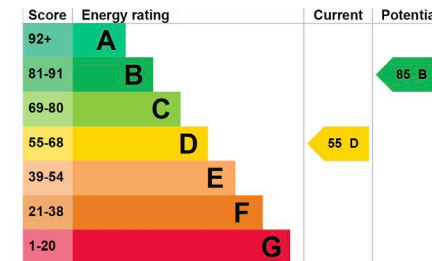
Landing	
Bath/Shower Room	8'9 x 8'1 (2.67m x 2.47m)
Bedroom 2	11'7 x 8'11 (3.53m x 2.72m) plus 11'3 x 5'9 (3.43m x 1.75m)
Bedroom 1	15'1 (4.60m) narrowing to 11'2 (3.41m) x 11'4 (3.46m)
Walk In Wardrobe	

OUTSIDE

Rear Garden
Driveway

Council Tax Band: D

Tenure: Freehold



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 02.04.2024





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