



91 Park Avenue  
Broadstairs | Kent | CT10 2XL

FINE & COUNTRY

# Step inside

## 91 Park Avenue

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With its mellow, pale yellow brickwork and surrounding brick wall as well as an octagonal turret with a conical roof, this unique and newly constructed detached residence on a large, corner plot has impressive kerb appeal from the moment you first set eyes on it. Once through the attractive oak and glass front door you can really appreciate the effort that has gone into creating the high end interior to complement the exterior. All the doors are oak as is the attractive staircase leading from the spacious entrance hall and there will never be a queue for the bathroom since three of the four double bedrooms have en-suite facilities, while the fourth has the use of the family bathroom. There are seven separate underfloor heating zones on the ground floor, while upstairs all the bath and shower rooms also have underfloor heating.

The large, L-shaped kitchen/diner has five bi-folding doors to the rear terrace so on a warm day when they are open you can feel you are bringing the outdoors inside. The beautifully designed kitchen includes a large central island/breakfast bar with modern grey storage units under a quartz worktop and round the wall there are plenty of attractive soft dove grey units housing an induction hob and contemporary extractor hood, a built-in oven, combi microwave and warming drawer as well as an integrated dishwasher and space for an American style fridge freezer. You can access the delightful lounge either from the hall or through a pair of oak and glass doors from the kitchen. This lovely light and bright room incorporates the turret with its five windows, so makes it extra special and this family area could be used as a charming reading or music area.

Also on the ground floor is a modern cloakroom, a fitted utility room with a door to the garden, a good sized boot room and coat cupboard as well as a useful understairs cupboard and a data storage unit controlling the hard wired WiFi and security systems.

Off the wide landing is a superb family bathroom with a stand alone oval bath, a separate shower and a vanity unit as well as four double bedrooms including one with an en-suite double shower, another with dual aspect windows, an en-suite triple shower and a fitted cupboard and the light and bright turret bedroom with its plethora of windows and en-suite shower room. The partially boarded attic has lighting and electrics and provides plenty of storage facilities.

Outside there is a detached double garage that has electric roller garage doors, a side door with a path to the house, a decked patio where you can enjoy the evening sunshine with a glass of wine and stairs to the first floor. Here you will find a large studio with a vaulted ceiling that would make an ideal office for anyone wanting to work from home but away from the activities in the house. Alternatively it would make a great family games room. Beyond the bi-folding doors there is a large terrace while much of the rest of the garden is laid to lawn with raised shrub and flower beds.







# Seller Insight

“The property is in an excellent location. It is not far from the end of a quiet cul-de-sac that culminates in a footpath around the Broadstairs cricket ground so is great for anyone who enjoys the sound of leather on willow and is an ideal spot for walking the dog. The area is also very secure, quiet and tranquil. There are excellent local schools within walking distance, while the town centre and the sandy beaches are only a short distance away.

You can walk through the nearby alleyway to the main road for the LOOP bus or to the local convenience store/post office and Dumpton Park station, although the trains are faster to London, Canterbury and Ashford from Ramsgate, which is only two miles away. Broadstairs is a delightful Victorian seaside town with annual events such as Folk Week, the Dickens Festival and the Food Fair. It also includes the excellent North Foreland Golf club and is not far from the Westwood Cross shopping centre, health club, a cinema and casino complex”\*

\* 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:

Ramsgate Station	2.1 miles
Channel Tunnel	28.4 miles
Dover Docks	22.0 miles
Canterbury	18.8 miles
Gatwick Airport	85.2 miles
Charing Cross	80.2 miles

##### By Train from Dumpton Park

High Speed St Pancras	1hr 31mins
High Speed Ashford International	49 mins
Canterbury	27 mins
London Charing Cross	2hrs 9 mins
London Victoria	1hr 57 mins

##### By Train from Ramsgate

High-Speed St. Pancras	1hr 16mins
High Speed Ashford International	36 mins
Canterbury	19 mins
London Charing Cross	1 hr 54 mins
London Victoria	1hr 40mins
Ashford International	36 mins

#### Healthcare

The Grange Practice	01843 572740
Albion Road Surgery	01843 608836
East Cliff Practice	01843 855800
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
Bannatynes Health Club and Spa	01843 600606
Broadstairs and St. Peter's Bowls	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
Haddon Dene	01843 864941
Wellesley House	01843 862991
St. Lawrence Junior	01843 572900

#### Secondary Schools:

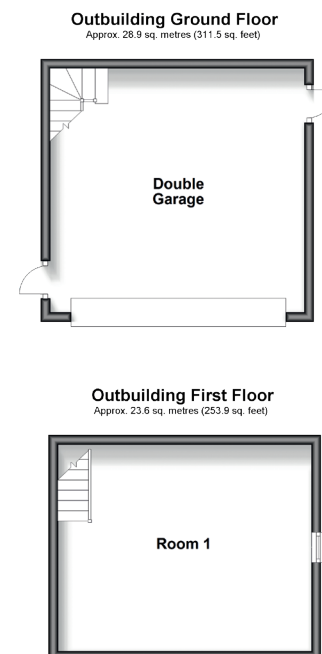
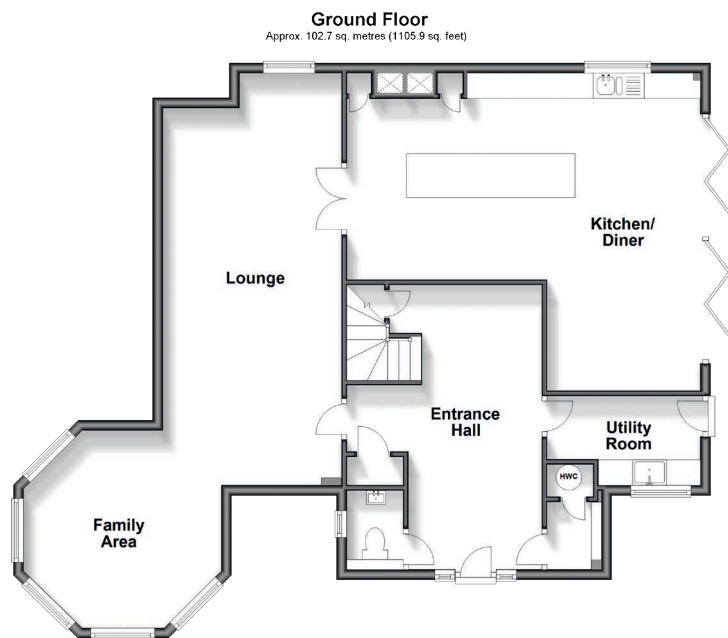
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

#### Entertainment

Theatre Royal	01843 293397
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
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

#### Local Attractions/Landmarks

Crampton Tower	01843 871133
Quex Park	01843 841119
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Shell Grotto, Margate	01843 220000



## GROUND FLOOR

Entrance Hall	18'3 (5.57m) x 8'6 (2.59m) narrowing to 7'3 (2.21m)
Cloakroom	
Utility Room	
Lounge	26'7 (8.11m) narrowing to 24'5 (7.45m) x 11'4 (3.46m)
Family Area	12'7 maximum x 12'6 (3.84m x 3.81m)
Kitchen/Diner	(L-shaped) 23'3 x 13'0 (7.09m x 3.97m) plus 9'8 x 7'4 (2.95m x 2.24m)

## FIRST FLOOR

Landing	
Main Bedroom	14'4 (4.37m) x 13'1 (3.99m) narrowing to 10'9 (3.28m)
En-suite Shower Room	
Family Bath/Shower Room	9'3 (2.82m) narrowing to 8'5 (2.57m) x 8'3 (2.52m)
Bedroom 3	18'9 (5.72m) narrowing to 17'0 (5.19m) x 9'8 (2.95m)
En-suite Shower Room	

Bedroom 4	16'8 (5.08m) narrowing to 12'8 (3.86m) x 8'8 (2.64m)
Bedroom 2	12'7 x 12'7 (3.84m x 3.84m) plus 11'5 x 9'3 (3.48m x 2.82m)
Dressing Area	11'5 x 9'3 (3.48m x 2.82m)
En-suite Shower Room	

## OUTSIDE

Rear Garden  
Front Garden  
Driveway

## OUTBUILDING - Ground Floor

Double Garage	17'6 x 17'6 (5.34m x 5.34m)
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## OUTBUILDING - First Floor

Studio	17'5 (5.31m) narrowing to 14'5 (4.40m) x 9'8 (2.95m)
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Council Tax Band: G  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 26.04.2024





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