



FINE & COUNTRY
FOR SALE
01227 479317

35 Pierremont Avenue
Broadstairs | Kent | CT10 1NT

FINE & COUNTRY

Step inside

35 Pierremont Avenue

Set well back from the road with its high chimneystack, varied roof lines and bargeboards, bay windows, delightful veranda style porch and original front door with a stained glass insert, this large and imposing detached family home provides delightful features from a bygone era, even before you cross the threshold. It is partially hidden from the avenue by high hedging bordering a wide entrance leading to a crazy paved parking area, a detached self-contained annex and the front porch. There is also a pedestrian entrance and a crazy paved path flanked by a lawn interspersed with trees surrounded by a dwarf Kent ragstone wall.

From the moment you walk into the hall, with its impressive herringbone flooring that flows through much of the ground floor and original staircase to the first floor you can feel the warm and friendly atmosphere and this is further enhanced when you see the large open plan living space. This includes a good sized family area with a wall of patio doors to the rear garden and steps down to the new kitchen/diner in the light and bright extension with underfloor heating. This has a fascinating floor to ceiling window that carries on across the ceiling, a large central island/breakfast bar, a Rangemaster cooker and contemporary units housing an American fridge freezer, a dishwasher, a built in microwave and plenty of space for an additional table and chairs. There is an adjacent utility room and cloakroom as well as plenty of discreetly hidden bespoke storage cupboards.

A wide archway from the family area leads to a superb study/snug and continues the open plan feel. It includes a coved ceiling bi-fold doors to the side garden and attractive arch shaped shelving either side of the fireplace with its open fire. The elegant, dual aspect sitting room is a quiet haven with curved shelving each side of the beautiful bath stone fireplace and log burner as a focal point. It has a curved ceiling and inset ceiling lights as well as a spacious bay window providing plenty of natural light.

Upstairs the galleried landing has access to the insulated loft and original floorboards that continue into the bedrooms. It leads to the family bathroom with a bath and separate shower, a cloakroom and four double bedrooms. These include one with sea glimpses, another with dual aspect, a bay window and original fireplace and the dual aspect first bedroom with delightful views across the garden, a walk-in wardrobe and built in shelving.

The detached annex was converted from the garage about three years ago and is stunning. It incorporates a modern open plan, light and bright living space with a fitted kitchen area and units housing various appliances, a double bedroom and en suite shower. This is currently in use as a holiday let and provides an excellent regular income, particularly at weekends and holidays as it is only a short stroll to the seafront and the sandy beach at Viking Bay. Alternatively it could be used as an ideal home for elderly relatives or adult children.

The parkland style rear garden is surrounded by very tall trees in a tranquil environment with a pergola covered seating area, a large garden shed and a path that wraps around the house while the terrace provides a great spot for outdoor entertaining.







Seller Insight

“ We all absolutely love this house and will miss it greatly but we are going to downsize. We have lived here for the past 12 years and it has been and continues to be a wonderful family home and a great house for entertaining small gatherings or large parties. Over the years we have lovingly updated the property and built the extension as well as installing new windows, bi-fold and patio doors and putting down the new high end flooring while, at the same time, retaining many attractive original features including the staircase, doors and fireplaces that give it such a special character. The location is ideal as it is only a couple of minutes' walk to the beach, the town centre and the station where the high speed train can whisk you to London in under an hour and a half, while the excellent local primary, junior and grammar are also within easy walking distance.

Broadstairs is a lovely Victorian seaside town with a wide variety of individual shops, beaches, art galleries, bars and restaurants and a cinema as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. Not to mention regular firework displays and music at the bandstand. For more in depth retail therapy there is the nearby Westwood Cross shopping centre, cinema complex and casino and for the energetic there are plenty of sports clubs including surfing, squash, tennis, bowls, cricket and rugby as well as the renowned North Foreland golf club for golfing aficionados.”*

* 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 0.3 miles
 Channel Tunnel 30.3 miles
 Dover Docks 22.3 miles
 Canterbury 18.0 miles
 Gatwick Airport 84.4 miles
 Charing Cross 79.7 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 01843 861293
 Broadstairs and St. Peter's Tennis Club

Healthcare

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

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 Grammar 01843 591075
 St. Lawrence Senior 01843 572900

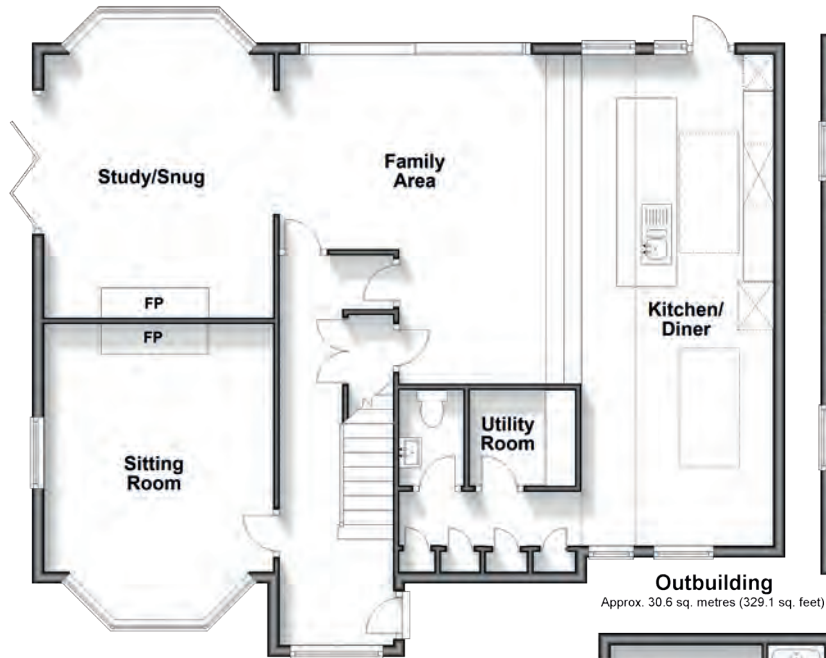
Entertainment

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 1843 603040
 Wyatt and Jones 01843 865126

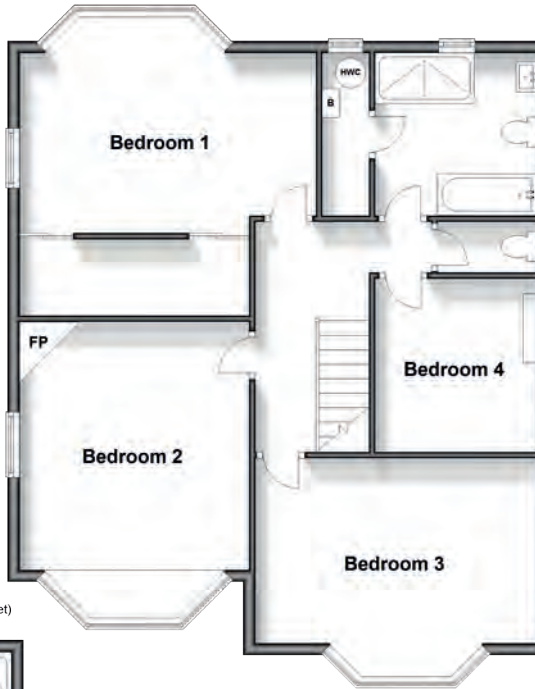
Local Attractions/Landmarks

Crampton Tower 01843 871133
 Dickens House Museum 01843 861232
 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
 Westwood Cross Shopping Centre

Split Level Ground Floor
Approx. 107.3 sq. metres (1155.1 sq. feet)



First Floor
Approx. 82.1 sq. metres (884.1 sq. feet)



Outbuilding
Approx. 30.6 sq. metres (329.1 sq. feet)



SPLIT LEVEL GROUND FLOOR

Entrance Hall
Sitting Room 15'2 up to bay x 12'6 (4.63m x 3.81m)
Kitchen/Diner 26'9 (8.16m) x 11'1 (3.38m)
narrowing to 10'5 (3.18m)
Family Area (L-shaped) 18'0 x 8'4 (5.49m x 2.54m)
plus 10'7 x 6'8 (3.23m x 2.03m)
15'2 into bay x 12'6 (4.63m x 3.81m)

Study/Snug
Boot Room
Utility Room
Cloakroom

FIRST FLOOR

Landing
Bedroom 3 16'0 x 9'9 (4.88m x 2.97m)
Bedroom 2 14'3 x 12'5 (4.35m x 3.79m)
Bedroom 1 16'2 into bay (4.93m) x 12'0 (3.66m)
narrowing to 9'0 (2.75m)

Walk In Wardrobe
Bedroom 4 9'3 (2.82m) x 9'2 (2.80m) narrowing
to 8'4 (2.54m)

Bath/Shower Room 8'9 x 8'4 (2.67m x 2.54m)
Separate Toilet

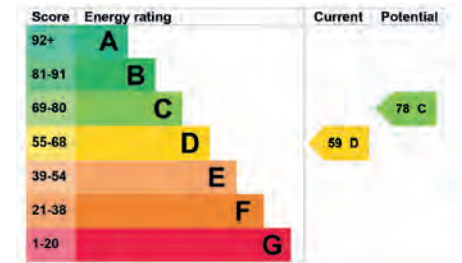
OUTSIDE

Rear Garden
Front Garden
Driveway

OUTBUILDING

Room 1 (Lounge/Kitchen) 18'10 x 11'8 (5.74m x 3.56m)
Room 2 (Bedroom) 8'11 x 8'3 (2.72m x 2.52m)
En-Suite Shower room

£ 900,000
Council Tax Band: F
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 24.05.2024



ANNEXE



ANNEXE



ANNEXE



ANNEXE



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

