



95 Kingsgate Avenue  
Broadstairs | Kent | CT10 3LW

FINE & COUNTRY

# Step inside

95 Kingsgate Avenue

This delightful and tranquil, detached family home, partially hidden behind a character high brick wall and set well back from the quiet Kingsgate Avenue, exudes charm and warmth. Originally built in the late 1980s, benefiting from being a corner plot, the property features a double width driveway for off-road parking leading to a double garage, flanked by a good-sized front lawn with shrub borders, and a path to the charming double-arched porch.

The exterior boasts mellow herringbone patterned brickwork interspersed with brown wood beams and matching UPVC brown window frames. The modern front door with glazing is complemented by full-height patterned windows on either side, floods the entrance hall with natural light, highlighting the wood flooring that extends through much of the ground floor.

The home includes a modern kitchen with a wide central archway leading to the dining area, porcelain floor tiles, and wide French doors opening to a south-facing rear terrace. The well-proportioned Wren kitchen, installed about five years ago, is equipped with a five-ring gas hob, built-in oven, integrated full-height larder-style fridge and matching freezer, dishwasher, and wine cooler. The adjacent utility room, providing separate laundry and storage facilities, with direct access to a separate loft area for further storage, access to the garden, and a door to the garage, adds to the home's functionality.

The light and bright triple-aspect lounge features three large bi-fold doors to the hard wood decked patio, a patterned window matching those in the hall, and a charming flush fit gas fireplace, perfect for cozying up on a cold winter's evening. This floor also includes a good-sized study / guest room and a downstairs cloakroom.

Upstairs, a spacious U-shaped landing with loft access leads to a family bathroom that features a fascinating oval bath and a laundry cupboard, as well as five bedrooms. There is a single bedroom ideal for a nursery or study, a double bedroom overlooking the garden with fitted cupboards, two additional double bedrooms, and the primary bedroom with a wall of fitted wardrobes, an en suite shower room, and charming views.

The sunny walled rear garden boasts an impressive slate terrace for outdoor entertaining, flanked by a Hardwood decked patio that wraps around the side of the house, offering the perfect location for a hot tub (current one pictured is not included in sale), as well as a lawn and shrub borders. This home blends modern amenities with charming details, making it a perfect family residence, for relaxing and entertaining alike in this coastal retreat.







# Seller Insight

“ This has been a wonderful family home for the past 10 years and where the children have enjoyed growing up. However it is time to downsize although we would still like to live in the same area if possible as it is so delightful and very convenient. The area is very quiet and peaceful and we are only about a minute's 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 while the local riding stables is easily accessible 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 excellent Botany Bay hotel or the Captain Digby pub/ restaurant. A regular bus service takes you around Thanet on the Loop and there is a useful convenience store nearby.

The charming Victorian seaside resort of Broadstairs is only a five minute drive and includes a mainline high speed rail service where the fast train to London can get you to St Pancras in under an hour and a half. There are a wide variety of individual shops, bars and restaurants, a small theatre and cinema and a number of annual events such as Folk Week, the Dickens Festival and the Food Fair as well as a number of charming sandy beaches including the picturesque sailing at Viking Bay where you can sail with the Broadstairs Sailing Club. There are also excellent education facilities with Outstanding primary and grammar schools as well as first class private schools in the area. There are also rugby, cricket, tennis and bowls clubs in the town and you can easily get to the Westwood Cross shopping centre for more in depth retail therapy. Here you will find a wide selection of high street stores and retail outlets as well as the Vue cinema, a casino, bars, eateries and gymnasium.”

\* 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	2.5 miles
Channel Tunnel	29.7 miles
Dover Docks	23.4 miles
Canterbury	19.1 miles
Charing Cross	80.0 miles
Gatwick Airport	84.9 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

<b>Primary Schools:</b>	
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
Botany Bay Hotel/restaurant	01843 868641
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 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	

### Ground Floor

Approx. 103.9 sq. metres (1118.9 sq. feet)



### GROUND FLOOR

Entrance Hall	
Cloakroom	
Study	10'6 x 8'3 (3.20m x 2.52m)
Sitting Room	19'3 x 12'4 (5.87m x 3.76m)
Kitchen	16'2 x 10'6 (4.93m x 3.20m)
Dining Area	11'11 x 11'4 (3.63m x 3.46m)
Utility Room	7'7 x 5'8 (2.31m x 1.73m)

### FIRST FLOOR

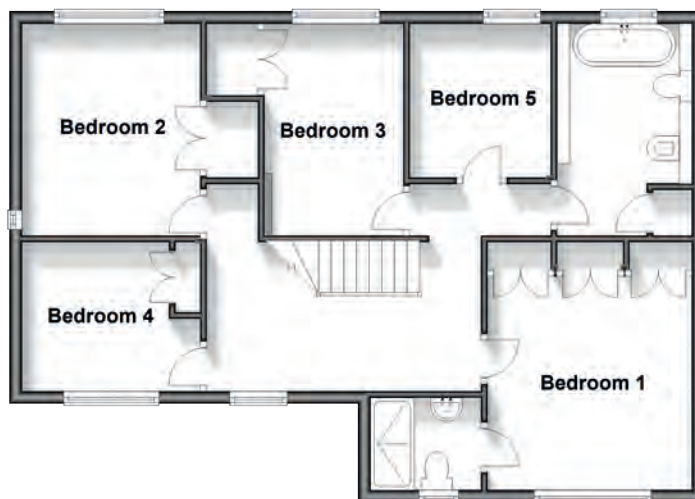
Landing	
Bedroom 3	11'2 (3.41m) x 8'1 (2.47m) narrowing to 7'2 (2.19m)
Bedroom 5	8'2 x 7'5 (2.49m x 2.26m)
Bathroom	11'1 x 5'7 (3.38m x 1.70m)
Main Bedroom	13'3 into fitted wardrobes x 10'6 (4.04m x 3.20m)
En Suite Shower Room	
Bedroom 4	9'4 x 7'9 (2.85m x 2.36m)
Bedroom 2	11'1 x 9'3 (3.38m x 2.82m)

### OUTSIDE

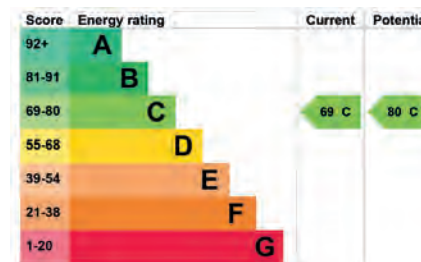
Rear Garden	
Front Garden	
Driveway	
Double Garage	17'9 x 16'7 (5.41m x 5.06m)

### First Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



£ 900,000  
Council Tax Band: G  
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 05.07.2024





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