



Seascape
Reading Street | Broadstairs | Kent | CT10 3AX

FINE & COUNTRY



Step inside

Seascape

Nestling in the centre of a vast plot measuring 0.5173 of an acre, this stunning contemporary property is a delight to behold with its mellow brickwork, varied roof lines, European oak framed windows, front door with stained glass and electronic garage doors. From the moment you sweep through the curved brick wall entrance and wrought iron gates to park your car on the very large paved frontage, flanked by lawns, flower borders and an impressive fountain, you will want to see what the interior has to offer. As you cross the threshold the first thing you notice is the impressive double height entrance hall with its wonderful hand built curved oak staircase leading to the galleried landing.

There is a well proportioned kitchen with easy to clean floor tiles, granite worktops, a peninsula breakfast bar and beautiful hand crafted Christopher Dempsey units housing a double oven, dishwasher, hob and integrated fridge/freezer. There is a cloakroom and an adjacent utility room that also includes an additional built in freezer and access to the very large double garage with ceramic tiles and an additional garage door opening to the rear of the property.

It is not until you walk into the dining room and see the view from the large french doors that you begin to appreciate the superb location of this wonderful family home. It looks straight out onto the very large landscaped and beautifully maintained rear garden with lawns, large flower and shrub borders, a garden shed and a gate straight on to the North Foreland golf club's Northcliffe course with views across to the sea at Joss Bay. The dining room is ideal for supper parties and family get togethers and has double oak and glazed doors to the impressive lounge with its bi folding doors to the large rear terrace bringing the outdoors inside on a warm sunny day. For colder days there is a hi tech automatic gas fire and underfloor heating on the ground floor. Also on the ground floor are two double bedrooms with Dempsey fitted wardrobes and bedroom furniture. One has a bay window and an en suite shower while the other includes a lovely bathroom with a stand alone claw foot bath.

Once upstairs you can appreciate even more the stunning views across the golf course to the North Sea and watch golfers enjoying their game and the pilot boats stopping alongside the large ships off Joss and Kingsgate bays. These views are particularly apparent when you step onto the large terrace through the bi folding doors in the first floor study. If required this room could always be converted into the main bedroom as it includes a large cupboard with existing plumbing that could be turned into an en suite shower room. There is also a cupboard with all the controls for the alarm system, automatic front gates and 24 hour recording CCTV. Also on this floor is a large family bathroom with a corner bath and separate shower and two double bedrooms with lovely views including one with en suite facilities.









Seller Insight

“ I bought this property as the location was superb and I have loved living here. Every detail has been considered to make this the perfect family home, from high end kitchen units and bedroom furniture to beautiful oak features and know it will be a sad wrench to leave. However, I have decided that it is time to downsize.

Reading Street is a really lovely place to live with a friendly community, a delightful pub and easy access to Joss Bay for swimming and surfing. For those who enjoy riding there is the nearby Elmwood riding stables and the North Foreland golf course is literally on the doorstep for golfing enthusiasts.

Broadstairs is a delightful place to live and as a holiday retreat. It includes a number of beautiful sandy beaches from the picturesque Viking Bay and Louisa Bay to the Blue Flag Stone Bay plus of course Joss Bay with its surfing and paddle boarding centre. There are lovely clifftop walks and cyclists can enjoy some or all of the Viking Trail from Ramsgate to Reculver. As well as golf other sports including tennis, bowls, rugby and cricket are available at clubs in the town.

As a Victorian seaside town steeped in history Broadstairs hosts a variety of annual events such as the Dickens Festival, Folk Week, Gala Day and the Food Fair as well as impressive firework displays. Another advantage of Broadstairs is that it includes some lovely individual shops, restaurants and pubs as well as very good private and grammar schools while the station can whisk you to London on the high speed train in under an hour and a half. Apart from that, if you are looking for a bit of more serious retail therapy there is the nearby Westwood Cross shopping centre as well as a casino and the Vue cinema complex for additional entertainment.”*

* 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

By Road
 Broadstairs Station 1.3 miles
 Channel Tunnel 33.3 miles
 Dover Docks 22.8 miles
 Canterbury 19.2 miles
 Gatwick Airport 85.3 miles
 Charing Cross 80.0 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
 Albion Road Surgery 01843 608836
 Osborne Road Surgery 01843 863353
 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
 Haddon Dene 01843 864941
 Wellesley House 01843 862991
 St. Lawrence Junior 01843 572900

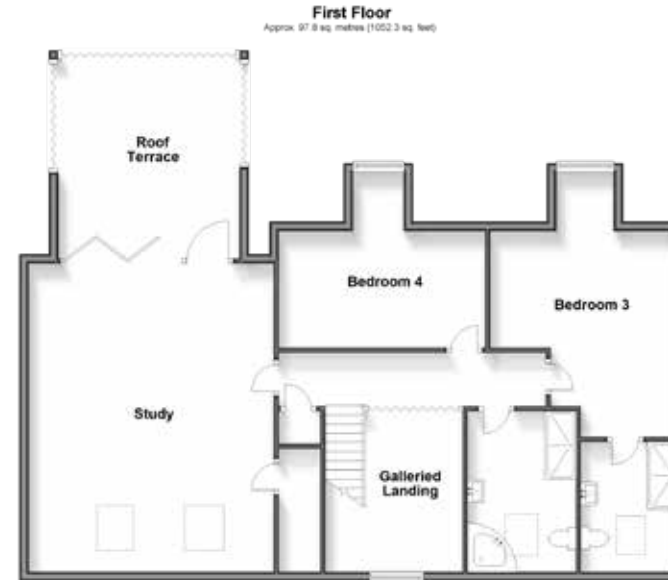
Secondary Schools:
 Charles Dickens 01843 862988
 St. George's 01843 609000
 Dane Court Grammar 01843 864941
 Chatham and Clarendon House 01843 591075
 St. Lawrence Senior 01843 572900

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
 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
 Shell Grotto, Margate 01843 220000



Council Tax Band: G
Tenure: Freehold

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Kitchen 14'9 x 13'1 (4.50m x 3.99m)
- Utility 10'11 x 7'0 (3.33m x 2.14m)
- Lounge 22'10 x 17'9 (6.96m x 5.41m)
- Dining Room 14'9 x 14'9 (4.50m x 4.50m)
- Bedroom 1 15'4 x 14'9 (4.68m x 4.50m)
- En-suite Bathroom
- Bedroom 2 15'8 x 12'11 (4.78m x 3.94m)
- En-suite Shower Room

FIRST FLOOR

- Landing
- Study 21'5 x 18'1 (6.53m x 5.52m)
- Terrace 15'0 x 13'11 (4.58m x 3.99m)
- Bedroom 3 19'1 maximum x 15'3 maximum (5.82m x 4.65m)
- En-suite shower room
- Bedroom 4 14'9 x 13'1 (4.50m x 3.99m)
- Shower room

OUTSIDE

- Rear Garden
- Front Garden
- Driveway
- Garage 22'8 x 18'4 (6.91m x 5.59m)



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





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

