



6 Inverness Terrace
Broadstairs | Kent | CT10 1QZ

Step inside

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In a quiet location only a few moments from the seafront in Broadstairs is this delightful early Victorian four storey town house with potential for a self-contained ground floor apartment, accessed both from the side of the house and internally. From the moment you see the bay windows, arched sash windows, the charming balustraded balcony and the ornate external plasterwork you will be impatient to see what lies beyond the period front door.

This opens into the hallway with period features that flow into other rooms including high skirtings and picture rails. There are stairs to the upper floors and separate stairs to the lower floor as well as access to the rear garden. The delightful sitting room has a lovely bay window and an attractive cast iron fireplace with a marble surround while the adjacent kitchen/breakfast room is a good size with a large sash window overlooking the rear garden. It includes units with a hob, a built in double oven and stand-alone appliances while still providing plenty of space for a dining table and chairs.

On the half landing there is a cloakroom while on the first floor you will find the family bathroom with an arched window and a fitted cupboard and two double bedrooms including the light and bright first bedroom with three arched windows and half height wall panelling. The second floor includes two double bedrooms with one offering glimpses of the sea and these rooms are served by a second bathroom. This floor creates an ideal spot for children to have their own space and somewhere to entertain their friends.

There are internal stairs to the lower ground floor apartment, however an internal door could be locked to separate from the main house and create a self-contained apartment with own entrance. It includes a hallway with a storage cupboard, a shower room with a fitted cupboard, a dual aspect family room, a double bedroom and a utility room that could easily become a kitchen.

There is free parking along the road and solar panels on the roof providing hot water. The rear garden includes a decked patio while the rest of the fenced garden is primarily laid to lawn.





Seller Insight

“ I bought this house about 16 years ago as I was looking for a charming family home. I really liked the location as we are near the seafront and the town centre and not far from the station. When I moved here with my children the property was in a somewhat parlous state as it hadn't been lived in for about three years, so at the time I had it completely gutted internally and refurbished from top to bottom while still preserving the fascinating period features. We have thoroughly enjoyed our time here, but feel it is now time to downsize.

Broadstairs is a lovely picturesque Victorian town with beautiful Blue Flag beaches and a wide variety of individual shops, bars and restaurants and a cinema. There are also annual events such as Folk Week, the Dickens Festival and the Food Fair, not to mention regular firework displays and music at the bandstand.

Excellent primary and secondary state schools, including a grammar school, are within walking distance as well as a first class prep school. It is on a short walk to the station where the fast train can whisk you to St Pancras in under an hour and a half.

There is a riding stables available for horse mad youngsters and you can enjoy surfing at Joss Bay. There are plenty of sports clubs around the town including the sailing club at Viking Bay as well as cricket, squash, tennis, bowls and rugby plus the renowned North Foreland golf club for golfing aficionados, who can also enjoy their game at various other nearby courses as well as the Championship golf courses in Sandwich. For more indepth retail therapy there is the nearby Westwood Cross shopping centre .”*

* 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	0.4 miles
Channel Tunnel	30.4 miles
Dover Docks	23.0 miles
Ashford International	35.1 miles
Canterbury	19.1 miles
Gatwick Airport	83.7 miles
Charing Cross	81.0 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	
Broadstairs Sailing Club	

Healthcare

St. Peter's Surgery	01843 608860
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 House Haddon Dean	01843 862991
St. Lawrence Junior	01843 572900

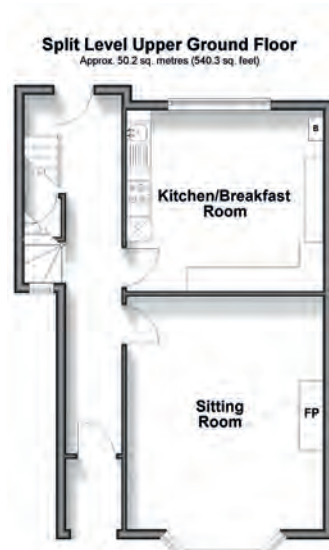
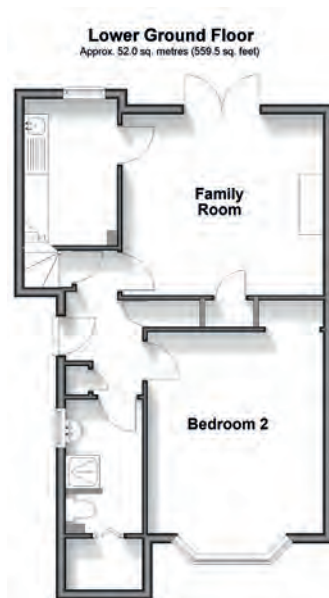
Secondary Schools:	
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
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
Kebbels	01843 319002
Sardinia	01843 602260

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	



LOWER GROUND FLOOR

Hall	
Shower Room	
Bedroom 2	15'2 into bay x 11'11 (4.63m x 3.63m)
Family Room	13'2 x 12'3 (4.02m x 3.74m)
Utility Room	12'3 x 8'5 (3.74m x 2.57m)

SPLIT LEVEL UPPER GROUND FLOOR

Entrance Hall	
Sitting Room	17'6 into bay x 13'4 (5.34m x 4.07m)
Kitchen/Breakfast Room	13'6 x 12'2 (4.12m x 3.71m)

SPLIT LEVEL FIRST FLOOR

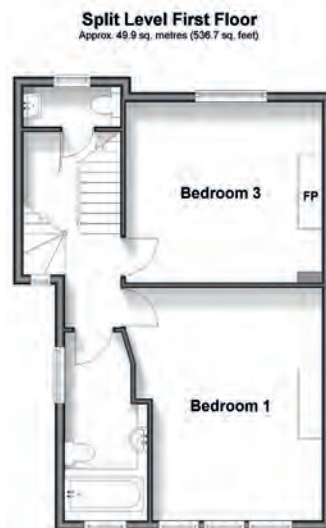
Landing	
Separate Toilet	
Bedroom 1	15'7 (4.75m) x 13'5 (4.09m) narrowing to 11'3 (3.43m)
Bedroom 3	13'4 x 12'4 (4.07m x 3.76m)
Bathroom	12'5 x 5'10 maximum (3.79m x 1.78m)

SECOND FLOOR

Landing	
Bedroom 4	11'8 (3.56m) x 11'1 (3.38m) narrowing to 8'0 (2.44m)
Bedroom 5	12'3 x 8'3 maximum (3.74m x 2.52m)
Bathroom	

OUTSIDE

Rear Garden



Council Tax Band: C
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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