



78 Pierremont Avenue  
Broadstairs | CT10 1NT

FINE & COUNTRY



# Step inside

## 78 Pierremont Avenue

Half hidden behind high hedging is this detached Edwardian property with wonderful external and internal period features that give it such a special character. A pair of brick pillars lead to the driveway for off road parking, bordered by a front lawn and flower beds, and takes you to the original front door. There is a fascinating vaulted and panelled vestibule with Japanese work below the charming windows and the original stained glass inner front door, with matching stained glass side and top panels, that opens into the hall.

It is at this stage you can begin to appreciate some of the wonderful original and period internal features that abound throughout the property including picture and dado rails, high skirtings, patterned ceilings, fireplaces, panelled doors and the original staircase with a large understairs cupboard. While, at the same time, there is everything available for modern day living including the dual aspect kitchen/diner with its tiled flooring, a door to the garden and bevelled glass doors to the lounge.

The kitchen has beautifully handcrafted cupboards and matching units with granite worktops housing a built in gas hob, two fan ovens, a microwave and additional stand-alone appliances. There is also space to sit in the kitchen area while in the dining area, with its panelled ceiling and built in display cabinet, you can happily entertain a number of guests.

The charming dual aspect lounge includes a fascinating patterned ceiling, French doors to the side terrace and the original cast iron fire surround with tiled inset and an open fire. While the sitting room also has a similar patterned ceiling, a delightful bay window, an impressive Arts and Crafts fireplace with a tiled inset and a gas fire flanked by bespoke shelving and cupboards. There is also a good sized study with original wood flooring and fireplace that could always be used as a separate dining room.

The first floor galleried landing features an original stained glass window and leads to a shower room and a delightful family bathroom with black and white tiles and a stand-alone cast iron bath with claw feet, as well as four double bedrooms. Two of the bedrooms have fitted mirror wardrobes. The guest bedroom has a large bay window with sea views and an original fireplace with a pine surround.

The rear garden is a special feature of this property and includes a spacious crazy paved terrace that wraps around to the side of the property bordered by a stone balustrade and provides a pleasant place to sit and enjoy the evening sunshine and glimpses of the sea. The rest of the garden is laid to lawn with shrub beds and surrounded by high fencing providing privacy and security. There is also a glass fronted garden shed and a delightful summerhouse with French doors and a black and white tiled floor where you can sit looking out over the garden.









# Seller Insight

“ This has been a wonderful family home for many years but we feel it is time to downsize. However we will be staying in the same area as the location is ideal. It is only a few minutes' stroll 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. There are also excellent local primary, junior and grammar within easy walking distance.

Broadstairs is a lovely Victorian seaside town with a wide variety of individual shops, beaches, bars, restaurants, a cinema and a theatre as well as annual events such as Folk Week, the Dickens Festival and the Food Fair as well as 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

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

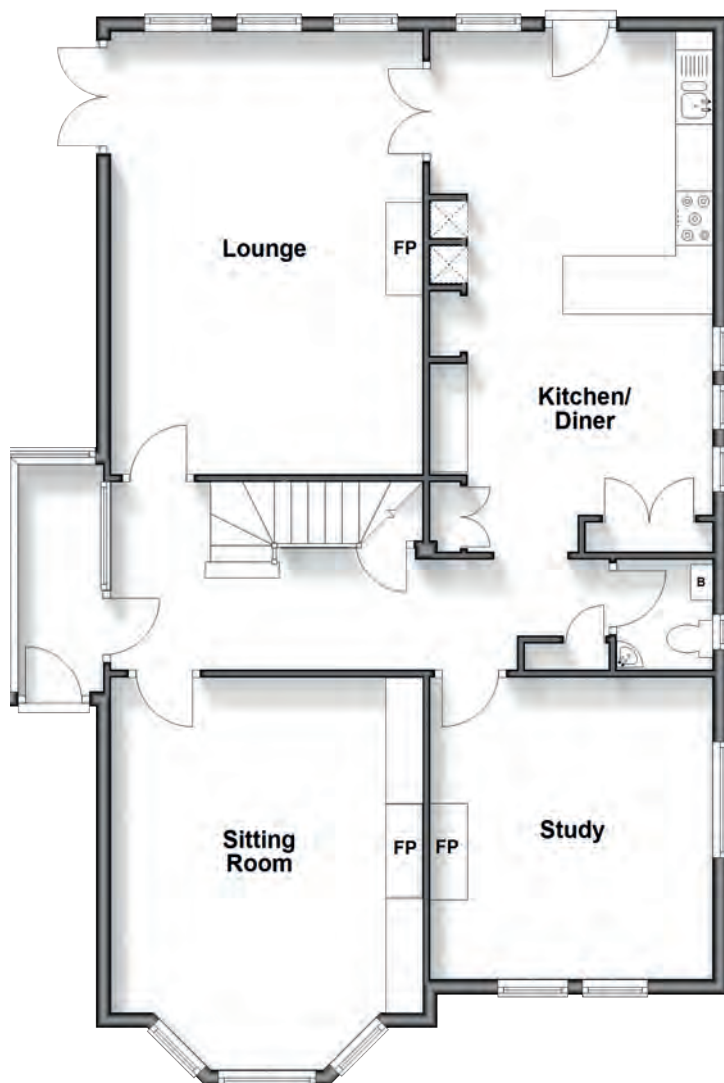
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Kebbels	01843 319002
Samworth and Mee	01843 867792

### 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	
Dreamland	

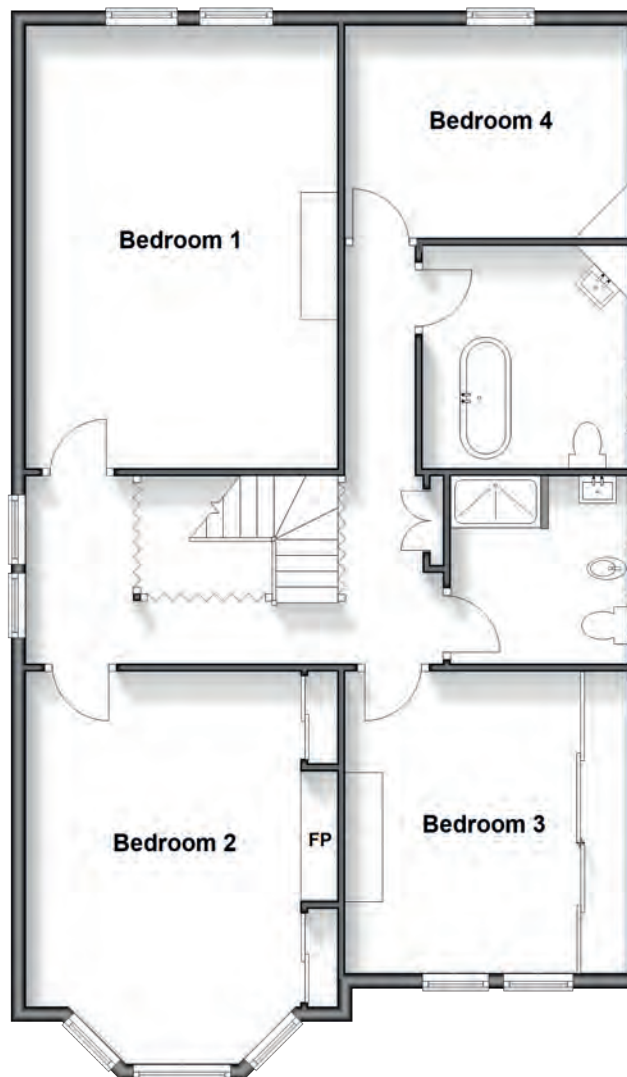
## Ground Floor

Approx. 111.0 sq. metres (1194.9 sq. feet)



## Split Level First Floor

Approx. 102.1 sq. metres (1098.9 sq. feet)



## GROUND FLOOR

Vestibule	
Hall	
Cloakroom	
Sitting Room	18'1 x 13'9 (5.52m x 4.19m)
Study	13'5 x 12'5 (4.09m x 3.79m)
Kitchen/Diner	23'0 x 12'10 (7.02m x 3.91m)
Lounge	19'6 x 13'9 (5.95m x 4.19m)

## SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 2	18'1 x 12'2 (5.52m x 3.71m)
Bedroom 3	13'5 x 10'4 (4.09m x 3.15m)
Shower Room	8'4 x 7'1 (2.54m x 2.16m)
Bathroom	9'11 x 8'11 (3.02m x 2.72m)
Bedroom 4	12'5 x 9'7 (3.79m x 2.92m)
Bedroom 1	19'6 x 13'9 (5.95m x 4.19m)

## OUTSIDE

Rear Garden  
Front Garden  
Driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F  
Tenure: Freehold

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