



11 Percy Road  
Broadstairs | Kent | CT10 2BJ

FINE & COUNTRY



# Step inside

## 11 Percy Road

Owned by the same family for more than 50 years, this detached and imposing double fronted Victorian property has not been on the market for more than half a century. Although it still retains main original and period features such as high coved ceilings, high skirting boards, dado rails, wood floors, the original staircase, pine doors and original fireplaces, it has been modernised to include a recently installed kitchen and trendy bathroom.

The house is ideally located just a minute's walk from Broadstairs station, the high street and the local petrol station with its small but excellent supermarket open 24 hours a day, seven days a week. Although the front entrance is in Percy Road there is vehicular access to the double garage and an off road parking area in the adjacent Fourdon Road, which is a real bonus in Broadstairs. A wall created using reclaimed bricks incorporating an archway with a bespoke arched gate opens from the carparking area into the property's south facing garden and provides rear access to the house.

The front of the property is approached via a pedestrian gate bordered primarily by high hedging and a paved area. It is at this stage you can start to appreciate the impressive external period features including high chimneystacks, interesting roof lines with bargeboards, bay and sash windows with stone surrounds and the partially glazed outer front door. This opens into a vestibule with Pugin style floor tiling and leads to the beautiful original front door that has attractive stained glass inserts as well as top and side stained glass panels.

The modern kitchen includes a back door to the garden, Karndean flooring, a large pantry, space for a range cooker and bespoke wood units with Corian worktops housing an integrated fridge freezer, dishwasher and washing machine. It has an archway to the charming breakfast area that can also be accessed from the inner hall. This room includes a pair of large storage cupboards with adorable china frog handles and provides plenty of space for a good sized table and chairs.

At the front of the house there is a dining room with a delightful bay window and a fireplace with a dual fuel burner you can cosy up to on a cool winters' evening. This room is very useful if you like to entertain but could also be a study for those who work from home.

The charming sitting room includes a bay window, French doors to the garden, an impressive cast iron fireplace with a cast iron mantle shelf and a tiled insert as well as bi-fold doors to the conservatory. When these doors are open it provides a large overall entertainment space for parties and family get togethers.

On the first floor you will find a separate toilet with access to the mezzanine attic and a beautifully tiled bathroom with a stand-alone claw foot bath, a wet room style shower, a WC and a vanity basin. While off the spacious first floor landing there is access to the partially boarded attic and four good sized double bedrooms including one with an original fireplace and another with built in shelving.

The large south facing walled rear garden is totally secure as far as children and pets are concerned. It includes a patio for outdoor entertaining and relaxing, a spacious lawn, a garden storage shed, flower and shrub beds and a rear door to the double garage with its useful shelving.











# Seller Insight

“ This has been a wonderful home for three generations of our family and, as the current custodians, we have been delighted to upgrade the house and create the rear brick access to the property. We love the fact that we are close to the town centre and the station where the fast trains can get you to London in less than an hour and a half. The Victorian seaside town of Broadstairs is a delightful place to live. It includes a number of beautiful sandy beaches from the picturesque Viking Bay and Louisa Bay to the Blue Flag Stone Bay plus 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 at the renowned North Foreland Golf club, other sports including tennis, bowls, rugby and cricket are available at clubs in the town.

We are just opposite the Sarah Thorne theatre and there are some lovely individual shops, supermarkets, first class restaurants and pubs we can walk to. The town also includes annual events such as the Dickens Festival, Folk Week, Gala Day and the Food Fair as well as impressive firework displays. Another advantage of the property is that excellent local schools are within walking distance of the house, including Upton Junior School rated Outstanding by Ofsted and the well-respected Charles Dickens secondary school and Dane Court grammar.”\*

\* 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	0.1 miles
Channel Tunnel	32.0 miles
Dover Docks	22.3 miles
Canterbury	19.7 miles
Gatwick Airport	85.4 miles
Charing Cross	80.1 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	018143 861293
Broadstairs and St. Peter's Tennis Club	

**Healthcare**

St. Peter's Surgery
Broadstairs Medical Practice
Mocketts Wood Surgery
QEQM Hospital

**Education**

Primary Schools:
Callis Grange Nursery and Infant
St. Peter's Primary
St. Joseph's Primary
Upton Junior
Wellesley Haddon Dene
St. Lawrence Junior

Secondary Schools:
Charles Dickens
St. George's
Dane Court Grammar
Chatham and Clarendon House
St. Lawrence Senior

01843 608860
01843 608836
01843 862996
01843 225544

01843 862531
01843 861430
01843 861738
01843 861393
01843 862991
01843 572900

01843 862988
01843 609000
01843 864941
01843 591075
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
The Reign	01843 602223

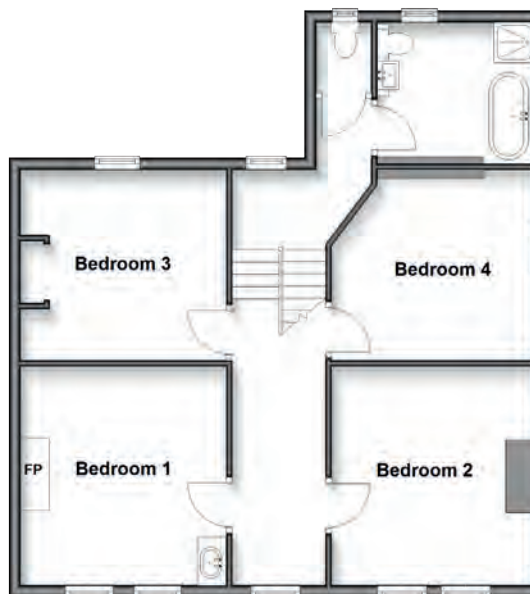
**Local Attractions / Landmarks**

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

**Ground Floor**  
Approx. 97.7 sq. metres (1052.0 sq. feet)



**Split Level First Floor**  
Approx. 73.2 sq. metres (788.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	62 E	
21-38	F		
1-20	G		

Council Tax Band: F  
Tenure: Freehold

**Outbuilding**  
Approx. 31.4 sq. metres (338.3 sq. feet)



## GROUND FLOOR

Porch	
Hallway	
Sitting Room	26'0 x 11'5 (7.93m x 3.48m)
Dining Room	12'9 x 11'6 (3.89m x 3.51m)
Conservatory	16'0 (4.88m) x 12'0 (3.66m) narrow-
ing to 8'7 (2.62m)	
Breakfast Area	11'6 x 10'1 (3.51m x 3.08m)
Kitchen	12'4 x 8'0 (3.76m x 2.44m)
Pantry	
Store	9'8 x 4'9 (2.95m x 1.45m)

## SPLIT LEVEL FIRST FLOOR

Landing	
Separate Toilet	
Bath/Shower Room	8'8 (2.64m) x 8'3 (2.52m) narrowing
to 7'6 (2.29m)	
Bedroom 3	11'5 x 10'7 (3.48m x 3.23m)
Bedroom 4	11'5 x 10'2 (3.48m x 3.10m)
Bedroom 1	12'9 x 11'5 (3.89m x 3.48m)
Bedroom 2	12'4 x 11'5 (3.76m x 3.48m)

## OUTBUILDING

Double Garage	20'8 x 16'0 (6.30m x 4.88m)
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## OUTSIDE

Rear Garden
Front Garden
Off Street Parking Space

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