



81 Dumpton Park Drive
Broadstairs, CT10 1RH
£475,000

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81 Dumpton Park Drive

Broadstairs

A light and airy detached late 1950s bungalow set on a very wide plot in an extremely desirable location being sold with no onward chain.

Situation

The property is positioned on a well-respected and coveted residential road within close proximity to Broadstairs town centre and the sea front. Broadstairs itself offers a range of amenities including shopping facilities and a selection of restaurants and public houses. The picturesque and historic harbour boasts one of the many sandy beaches for which this part of coastline is renowned. There is a good selection of both primary and secondary schooling in the town, together with main-line railway station. There is an enviable choice of golf courses in the area, the closest being the reputable course of North Foreland, just outside the town centre. The recently upgraded Thanet Way now provides improved road links to the M2 Motorway, linking to the M25 London Orbital and the rest of the country's motorway network. The Thanet Parkway Station at nearby Cliffsend provides a good commuting option into central London.

The Property

A detached late 1950s bungalow set well back from the road on a very wide plot in an extremely desirable location which can be occupied now but would benefit from some cosmetic refurbishment. The current layout provides two good sized double bedrooms and two bathrooms and an L shaped reception room incorporating living and dining areas and with a long conservatory room across the back with door out to the rear garden. There is a garage and a series of other useful outbuildings to the left hand side. There are UPVC double glazed windows and doors and a gas central heating system with modern boiler. From the rear windows are distant views out to sea over Dumpton Bay. The property might be suitable for development/extension subject to the necessary permissions.

Outside

To the front is a very large open plan garden with sweeping in and out driveway and plenty of parking space. A door leads to a side alleyway with access through to the rear. The rear garden is set down a few steps from the back of the bungalow and there is a good sized lawned garden surrounded by fencing to the sides and an evergreen hedge to the rear boundary. Immediately behind the bungalow, however is a raised patio area which you step out onto from the conservatory or side alleyway door. There is space here for a table and chairs with sea glimpses. To the right side is a garage, a workshop and a useful store room.

Services

All mains services are understood to be connected to this property.

Local Authority

Thanet District Council, Cecil Street, Margate, Kent, CT9 1XZ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**



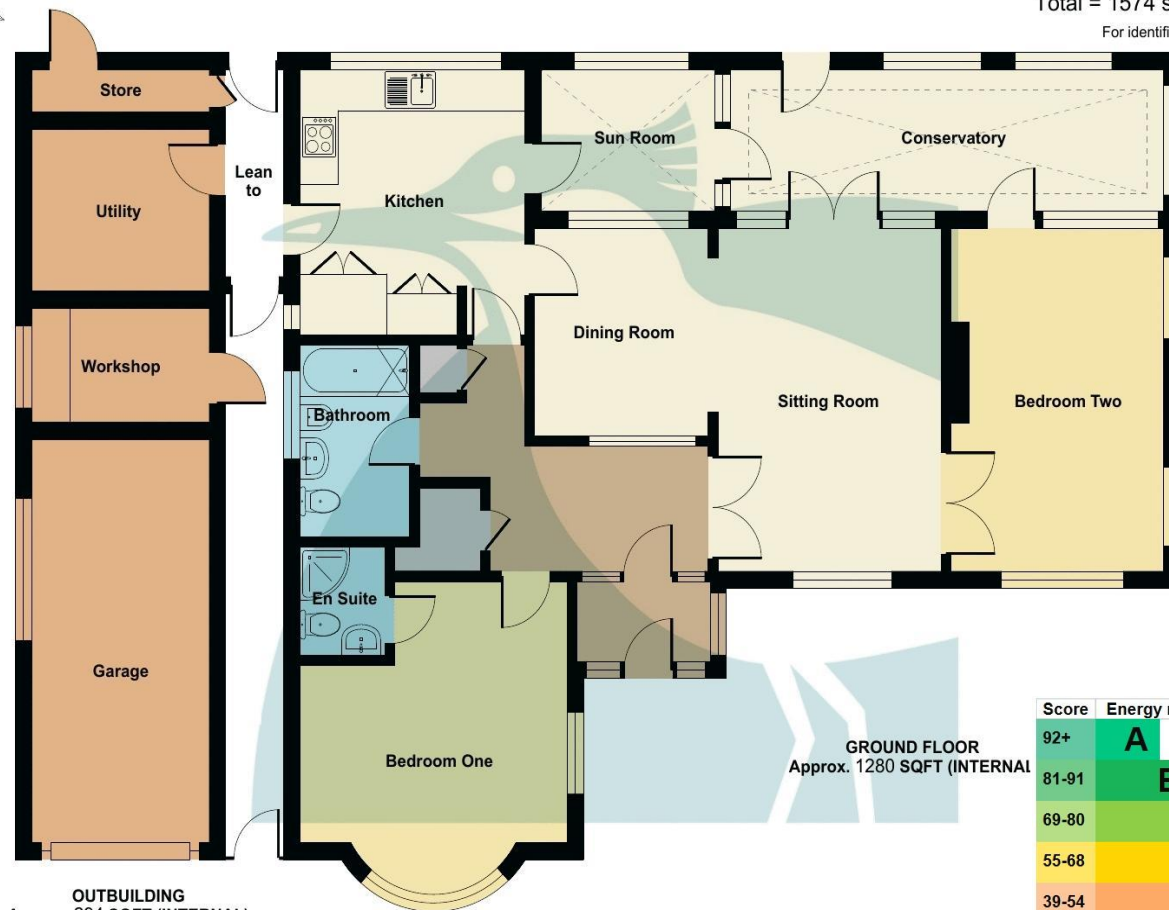
Total Approximate Area = 1280 sq ft / 118.9 sq m (excludes lean-to)

Garage = 175 sq ft / 16.2 sq m

Outbuildings = 119 sq ft / 11 sq m (excludes store)

Total = 1574 sq ft / 146.1 sq m

For identification only - Not to scale



OUTBUILDING
Approx. 294 SQFT (INTERNAL)

GROUND FLOOR
Approx. 1280 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Sitting Room
17' 0" x 11' 4" (5.18m x 3.45m)

Dining Room
10' 0" x 8' 11" (3.05m x 2.72m)

Kitchen
12' 9" x 11' 5" (3.88m x 3.48m)

Sun Room
8' 10" x 6' 9" (2.69m x 2.06m)

Conservatory
21' 10" x 6' 9" (6.65m x 2.06m)

Bedroom One
15' 0" x 13' 7" (4.57m x 4.14m)

Ensuite
8' 10" x 6' 9" (2.69m x 2.06m)

Bathroom
9' 3" x 5' 7" (2.82m x 1.70m)

Bedroom Two
17' 0" x 11' 4" (5.18m x 3.45m)

Garage
19' 10" x 9' 0" (6.04m x 2.74m)

Workshop
9' 0" x 6' 0" (2.74m x 1.83m)

Utility
9' 0" x 8' 7" (2.74m x 2.61m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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