




YOUR MOVE
 - Charterhouse -

WWW.YOUR-MOVE.CO.UK

The Little House, Marine Drive,
Broadstairs, Kent

£1,500,000

The Little House, Marine Drive, Broadstairs, Kent

£1,500,000

DESCRIPTION

SEA/BEACH VIEWS - HEATED POOL - 30FT ROOF TERRACE Your Move are delighted to market this stunning modern 5 bedroom home situated at Botany Bay. This home has undergone a complete transformation and been completely refurbished whilst still maintaining many of the charming original features. Entry is via the elegant entrance hall with a ground floor bedroom, ideal for those less able and brimming with character from the original curved feature window to the fireplace. There is also a wet room with access to the pool, a utility room and boot room. In the centre of the house is a snug which also makes an ideal work space, The 34ft modern open plan living area dominates the rear of this home and is designed as a perfect living/entertaining space which opens up onto the south facing garden and heated pool. This incorporates made to measure kitchen units with granite worktops and a large island. It flows through to the dining and lounge area's which all have mood lighting. This versatile home benefits from 4 double bedrooms upstairs, one with an ensuite and access to the roof terrace, two with walkin wardrobes which can easily be converted to ensembles if required or could be made into one large master suite with an ensuite and walkin wardrobe,. There is also a dressing area and a further double bedroom plus family bathroom. The large landing would also make an ideal work space with its balcony to the front of the house providing panoramic sea and beach views. This property is located on a private road with plenty of off street parking and gated side access. The sunny enclosed rear garden has a large patio area, heated swimming pool, concealed plant room and purpose built gym/office which also has a water feed. The 30ft roof terrace which has been cleverly designed is the ideal space to entertain or relax with panoramic sea and beach views plus a further terrace which has been designed to incorporate a living roof if required. This home is full of quality finishes from the granite and quartz worktops, Amtico flooring and Italian tiles to the natural wool Barefoot carpets. The builder has featured in Ideal Homes and Living Etc magazine and has used superior products in creating this wonderful family home. Call today to view to appreciate all this home has to offer on 01843 291777. EPC Rating C

ENTRANCE HALL

Via a solid wood and double glazed glass panel door with Banham locks. Original terracotta floor tiles, cast iron radiator, original coving, picture rail, half panelled walls, under stairs storage, telephone point, two double glazed windows to the front with sea views.

BEDROOM/RECEPTION

Currently used as a reception room. Via a wooden door with the original floorboards, original curved feature picture window which has been completely refurbished and has sea views, curved radiator, original feature fireplace with storage and display units to both side, original coving and picture rails.

OPEN PLAN KITCHEN/DINING/LOUNGE

Modern open plan living which has a kitchen area with cleverly designed made to measure units encompassing a hidden Franke sink with granite worktop and larder with soft close Blum interiors. Made to measure island again with Blum interiors finished with a granite worktop, Two Bosch ovens, 5 burner Bosch hob and Bosch downdraft extractor. This unit has been designed with a hot/cold water supply etc so that a sink could be easily added. There is also an American fridge/freezer and the option to add a log burner if required. This whole open plan living area has matching Italian porcelain tiles which run through and include the outside patio giving a seamless flow. There is a 10 meter double glazed sliding door to the rear garden and a double glazed sliding door and window to the front with sea views. There are 3 designer cast iron anthracite radiators. This whole area also benefits from intelligent mood lighting from Lutron which can even sense when you are arriving home.

OFFICE/SNUG

With original floorboards, storage cupboard, wooden door to hall and opening to the lounge, original fireplace which could incorporate a log burner.

BOOT ROOM

Via a cleverly concealed door with a wooden door to the side, floorboards and opening to utility

UTILITY

With quartz worktop and upstands, Franke sink, Bosch dishwasher, washing machine and tumble dryer, made to measure storage units with Blom drawers, USB points, floorboards and access to the basement.

WET ROOM

Downstairs wetroom with Italian poreclain tiled feature wall, welded floor, rainfall shower plus handheld attachment, low level wc, wash basin, vertical modern wall mounted radiator, frosted double glazed door to the side for access to the pool.

BASEMENT

Houses the boiler and water tank plus some storage space

FIRST FLOOR LANDING

Via a wooden balustrade staircase with a double glazed window to the side and double glazed doors to the balcony with sea and beach views. Cast iron radiator, perfect work or reading space, down lights, smoke alarm, carpeted. The carpet throughout this floor with the exception of the children's bedrooms is Barefoot natural wool carpet.

BALCONY

15ft to the front of the house with panoramic sea and beach views. Made of steel with Millboard commercial non slip wood effect flooring.

BEDROOM

Via a wooden door with the original curved feature picture window which has been completely refurbished and has sea

The Little House, Marine Drive, Broadstairs, Kent

£1,500,000

and beach views, curved radiator, carpeted, bedside wall lights, downlights and central light.

ENSUITE

With sea views, Amtico flooring, low level wc, freestanding bath with traditional taps, pedestal wash basin, cast iron radiator and heated towel rail, down lights, double glazed obscured window to the rear and double glazed obscured door to rear roof terrace.

DRESSING AREA

Versatile space that could also be used as a work/home work space but currently houses mirrored wardrobes, Barefoot carpet, cast iron radiator, down lights.

BEDROOM

This area is currently used as 2 bedrooms with an opening but could be a master bedroom suite with an ensuite bathroom, walkin wardrobe and lounge area or as 2 separate bedrooms by closing the opening and creating 2 ensuites as both walkin wardrobes already have isolators and plumbing etc but due to having young children the current vendors use both as wardrobes at present. This whole area is such a versatile space and can accommodate a number of layouts.

WALKIN WARDROBE/ENSUITE

Could easily be converted into an ensuite and the option is available before completion if required. Wood effect flooring, downlights.

BEDROOM

With two double glazed windows to the rear, bleachable carpet (ideal for childrens bedrooms)

WALKIN WARDROBE/ENSUITE

Could easily be converted into an ensuite and the option is available before completion if required. Wood effect flooring, downlights.

BEDROOM

Via a wooden door, a double glazed window to the side with sea views, carpeted, 2 cast iron radiators,

FAMILY BATHROOM

With a double glazed window to the front with sea and beach views. Impera Italia microcement waterproof and seamless walls and ceiling. Walk in shower with rainfall and separate handheld head, tiled flooring, radiator, down lights, low level wc with hidden cistern, wash basin set into vanity unit.

FIRST FLOOR TERRACE

There is planning permission in place to add a staircase from the terrace to the garden and pool and this could be completed if required before completion. Spiral staircase to the roof terrace with lead flashings and lead made to measure hoppers.

2ND FLOOR ROOF TERRACE

30ft Roof terrace with panoramic sea and beach views. This has been purposely constructed with side drainage, sprung non slip Italian porcelain tiles, 50 year guarantee

rubber bonding the very same that has been used at Miami airport, central low maintenance cladding with lighting, leaded parapets, 6 power points plus a hot and cold water supply perfect for the hot tub or bar. There is a further roof which has been specifically designed to accommodate a living roof.

FRONT GARDEN

Shingled with gated side access and plenty of off street parking, seating area to the side.

REAR GARDEN

Sunny south facing fenced garden with gated side access, large tiled non slip patio area, lawn area, heated swimming pool, plant room, storage and home to the gym/office. The armoured cable is of a commercial standard and there is also a further water supply for a hot tub.

SWIMMING POOL

Heated swimming pool via Airsource cost effective heat pump still with 5 years warranty and wifi enabled, pool liner still has a 13 year warranty with timed underwater lighting.

GYM/OFFICE

Purpose built insulated aluminium profile cladding with toughened glass, 20mm cushioned flooring, power, lights and water supply. Currently used as a gym but also an ideal work space.

POOL PLANT ROOM

Screened plant room with additional storage space

HISTORY

This home was constructed in 1912 and designed by Mariette Isaacs. The neighbouring property was the holiday home of Prince John the son of King George the 5th and this home was built for his doctor.

LOCATION

This is the perfect location situated metres from Botany Bay beach for the surf lovers and coastal path which links to the Viking trail cycle route. The prestigious North Foreland Golf club is just a mile away and its less than 10 minutes to the Towns array of restaurants and local shops. Also within easy reach is Margate's Old Town being just a 10 minute drive. There are outstanding Ofsted graded nurseries and good primary schools within just a few minutes drive.

The Little House, Marine Drive, Broadstairs, Kent

£1,500,000

DIMENSIONS

- Bedroom/Reception - 4.96m x 4.04m (16'3" x 13'3")
- Open Plan Kitchen/Dining/Lounge - 10.56m x 10.49m (34'8" x 34'5")
- Office/Snug - 3.78m x 3.14m (12'5" x 10'4")
- Boot Room - 2.43m x 1.91m (8'0" x 6'3")
- Utility - 4.09m x 1.91m (13'5" x 6'3")
- Balcony - 4.63m x 1.17m (15'2" x 3'10")
- Bedroom - 4.87m x 4.04m (16'0" x 13'3")
- Ensuite - 2.33m x 1.92m (7'8" x 6'4")
- Dressing Area - 2.48m x 2.39m (8'2" x 7'10")
- Bedroom - 3.95m x 3.83m (12'11" x 12'7")
- Bedroom - 5.11m x 3.80m (16'9" x 12'6")
- Bedroom - 3.77m x 3.13m (12'4" x 10'3")
- 2nd Floor Roof Terrace - 9.38m x 5.89m (30'9" x 19'4")
- Gym/Office - 4.00m x 4.00m (13'2" x 13'2")



Marine Drive, CT10

Approximate Gross Internal Area = 245.1 sq m / 2638 sq ft
 Gym / Office = 16 sq m / 172 sq ft
 Cellar = 3.4 sq m / 36 sq ft
 Total = 264.5 sq m / 2846 sq ft

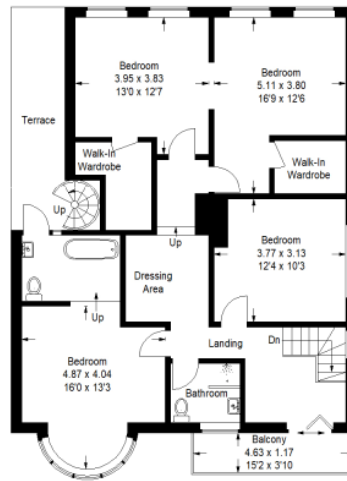
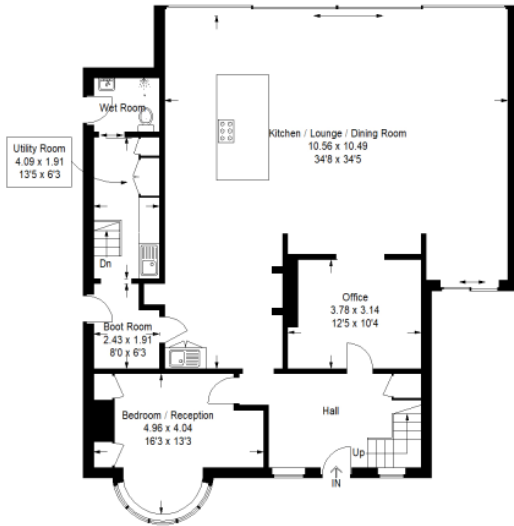
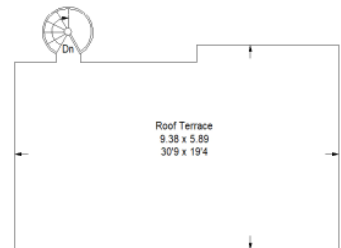
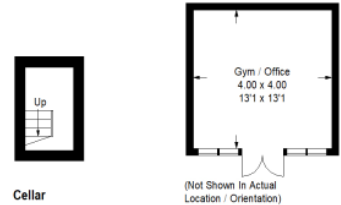


Illustration for identification purposes only, measurements are approximate, not to scale.

YOUR MOVE Charterhouse is the trading name of Bagley Charterhouse, registered company number 5898375, registered office Westmount House, Unit 5a, 220/228 Northdown Road, Cliftonville, CT9 2QD YOUR MOVE Charterhouse is an independently owned and operated business, operated under licence from your-move.co.uk Limited.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

All Measurements

All Measurements are Approximate



220-228 Northdown Road, Margate, Kent, CT9 2QD
 tel: 01843 291 777 **
 email: cliftonville@your-move.co.uk
www.your-move.co.uk - The UK's most visited estate agency website*


YOUR MOVE
 - Charterhouse -
WWW.YOUR-MOVE.CO.UK