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putting people first

## Property brochure



HOLLAND HOUSE  
KINGSGATE BAY ROAD  
BROADSTAIRS  
KENT  
CT10 3QL

Price: £450,000

3 Bedrooms

1 Reception

2 Bathrooms

Allocated Parking

EPC D

Tenure FREEHOLD  
Council Tax D



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### The Property

An absolutely splendid freehold apartment set within the historic Holland house. This is a rare opportunity to acquire a stylish 3 bedroom apartment which benefits from direct sea views AND an 90' (27.43m) private garden. The accommodation is split over the ground and lower ground floors and comprises a 28' (8.53m) lounge, kitchen and 2 double bedrooms on the ground floor, and a bedroom and second bathroom on the lower ground floor. This really is a most unusual apartment in an outstanding location.

### Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

### Accommodation

#### GROUND FLOOR

Lounge:	28'05" (8.66m) x 16'10" (5.13m)
Kitchen:	11'05" (3.48m) x 8'06" (2.59m)
Bedroom:	15'09" (4.80m) x 11'05" (3.48m)
Bedroom:	15'07" (4.75m) x 11'06" (3.51m)
Bathroom:	8'02" (2.49m) x 5'00" (1.52m)

#### LOWER GROUND FLOOR

Bedroom:	15'08" (4.78m) x 12'06" (3.81m)
Bathroom:	8'02" (2.49m) x 7'02" (2.18m)

#### OUTSIDE

To the front of the property there is one allocated parking space. To the rear of the property there lies a private garden measuring approximately 90' (27.43m) x 60' (18.29m) and set out in a formal style with patio areas, mature planted beds and borders and a central ornamental pond.



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### Key Features

- Historic house location
- Large ground floor apartment
- 3 bedrooms
- 2 Bathrooms
- Direct sea views
- 90' (27.43m) private garden



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0021923/20230525/SEDP



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