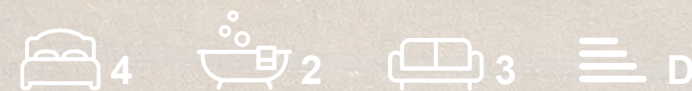




Stone Road
, Broadstairs, CT10 1DZ

Offers In The Region Of £700,000



Behind the handsome double-fronted Victorian façade of this exceptional Broadstairs home lies a property filled with charm, character and an unmistakable sense of warmth.

Just a short stroll from the coastline, this is a home that effortlessly captures the romance of period living while embracing the needs of modern life. Beautiful original details - ornate fireplaces, delicate ceiling roses and elegant coving - serve as reminders of its heritage, while every space has been thoughtfully cared for and enhanced by the current owners.

The house unfolds with a wonderful sense of balance, offering both intimate family spaces and generous rooms made for gathering. Sunlight pours into the dual-aspect living room, creating a calm and inviting retreat, while the separate dining room offers the perfect setting for everything from lively dinner parties to quiet Sunday lunches. At the heart of the home, the kitchen and adjoining breakfast room form a naturally social space, with views out to the garden beyond.

Upstairs, the bedrooms provide peaceful sanctuaries, with spacious proportions that continue the home's elegant feel. Flexible accommodation allows space for growing families or guests.

Beyond the main house, a substantial detached studio adds another layer of possibility - ideal for work, wellness, creativity or simply somewhere to escape and focus.

Outside, the private garden enjoys a sunny aspect and offers a secluded setting for long summer afternoons, outdoor dining and relaxed evenings. A garage to the rear adds further convenience.

Homes on Stone Road are always sought after, but few combine period beauty, versatile living and such a desirable coastal setting so effortlessly. Offered end of chain, this is a rare opportunity to become part of one of Broadstairs' most cherished streets.

Looking for your new home? Call TMS Estate Agents and speak with a member of the team to book your personal viewing today!





Lounge
21'0" x 12'8" (6.42m x 3.88m)

Dining room
15'5" x 12'9" (4.72m x 3.91m)

Hallway

Breakfast room
13'2" x 12'9" (4.03m x 3.91m)

Kitchen
12'9" x 8'9" (3.91m x 2.69m)

Bedroom 1
17'10" x 12'9" (5.46m x 3.91m)

En-suite
9'8" x 8'9" (2.95m x 2.69m)

WC

Bathroom
13'3" x 5'6" (4.06m x 1.70m)

Bedroom 2
15'5" x 12'9" (4.72m x 3.91m)

Office
8'4" x 6'2" (2.55m x 1.90m)

Bedroom 3
12'4" x 10'3" (3.77m x 3.14m)

Outbuilding
15'1" x 8'6" (4.61m x 2.61m)

Boiler Room
9'4" x 7'9" (2.86m x 2.37m)

Garage
16'5" x 7'11" (5.02m x 2.43m)

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



The floor plan shows a 4-bedroom house with a garage and an outbuilding. The main house has a lounge, dining room, kitchen, breakfast room, and three bedrooms. There is also an office, a bathroom, and an ensuite. The outbuilding has a bathroom. The garage is attached to the outbuilding. The plan includes dimensions in feet and inches, and meters and centimeters.

Garage: 16'6" x 8'0" (5.02m x 2.43m)

Outbuilding: 15'2" x 8'7" (4.61m x 2.61m)

Bathroom (Outbuilding): 9'5" x 7'5" (2.86m x 2.27m)

Kitchen: 12'10" x 8'10" (3.91m x 2.69m)

Breakfast Room: 13'3" x 12'10" (4.03m x 3.91m)

Lounge: 21'1" x 12'9" (6.42m x 3.88m)

Dining Room: 15'6" x 12'10" (4.72m x 3.91m)

Bedroom (Top Right): 17'11" x 12'10" (5.46m x 3.91m)

Bedroom (Bottom Left): 12'4" x 10'4" (3.77m x 3.14m)

Bedroom (Bottom Right): 15'6" x 12'10" (4.72m x 3.91m)

Office: 8'4" x 6'3" (2.55m x 1.90m)

Bathroom (Main): 12'4" x 9'7" (4.06m x 1.70m)

Ensuite: 9'2" x 8'10" (2.95m x 2.69m)

Hall: Central hall with stairs and storage areas.

Wc: Two separate water closets.

Store: Several storage areas throughout the plan.

TOTAL FLOOR AREA: 1995 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances therein have not been tested and no guarantee as to their operability or efficiency can be given.
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Please contact our TMS ESTATE AGENTS Office on 01843 866055
if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	56	77	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC