



GUILDCREST ESTATES



23 St Peters Court, Broadstairs, Kent CT10 2UU



4



3



2



GUILDCREST ESTATES

St Peters Court, Broadstairs, Kent CT10 2UU

£625,000

A spacious four bedroom detached family home set within a quiet cul-de-sac in the desirable St Peters Court area of Broadstairs. The property offers generous and flexible accommodation, including multiple en-suite bedrooms, two reception rooms, a dedicated home office and off street parking, making it ideally suited to modern family living or for professional working from home and commuting to London.

The ground floor provides two spacious reception rooms, offering flexible areas for both everyday living and entertaining. Also on this level is a well-proportioned bedroom with en-suite facilities, ideal for guests or multi-generational living, alongside a modern family bathroom and a dedicated home office/study, perfectly suited for remote working or a study.

Upstairs are three further bedrooms, including a generous principal bedroom with en-suite shower room providing privacy and comfort and a very modern, comfortable family bathroom. The remaining bedrooms are well sized and adaptable for family use.

The property benefits from a private, low-maintenance rear garden, idea for outdoor dining, children's play or summer entertaining without the burden of excessive upkeep. To





the front, a driveway provides convenient off-street parking, enhancing day-to-day practicality.

Situated close to local amenities, reputable schools, and the Broadstairs coastline, this property offers an excellent balance of peaceful residential living and accessibility. The quiet cul-de-sac setting makes this a particularly attractive option for families.

Council Tax Band E

Freehold

Mains water, sewer, electricity and gas with gas central heating

Fixed wireless broadband





GUILDCREST ESTATES

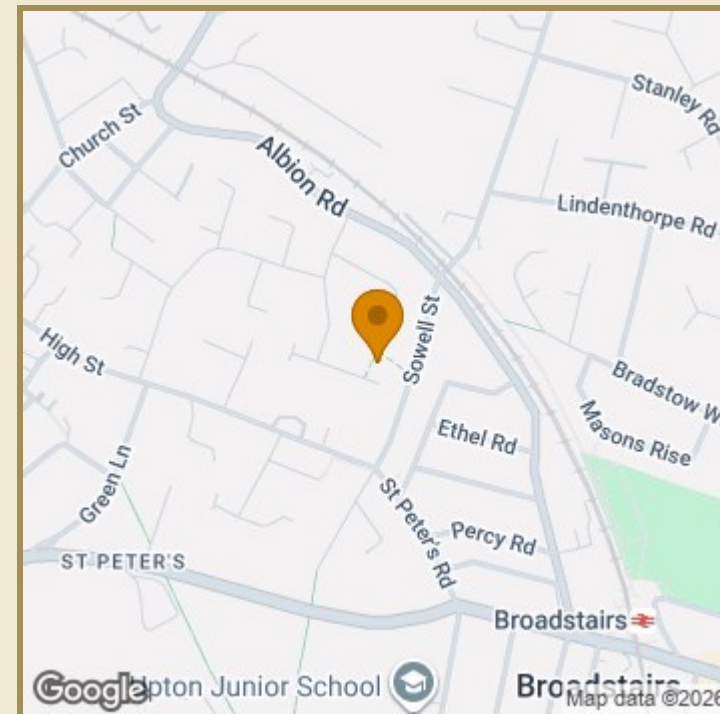
Key Features

- Spacious four-bedroom detached family home with dedicated home office
- Quiet cul-de-sac location ideal for family living
- Multiple en-suite bedrooms
- Two reception rooms
- Excellent High-Speed trains; 1hr 21mins to St Pancras International
- Close to schools, amenities, golf courses and award winning beaches
- Private, low maintenance garden
- Driveway providing convenient off-street parking

Important Information

Freehold
House - Detached
2228.00 sq ft
Council Tax Band E
EPC Rating D

£625,000



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

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



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.