



Price

£700,000
Freehold

Botany Road, Kingsgate, Broadstairs, Kent,
CT10

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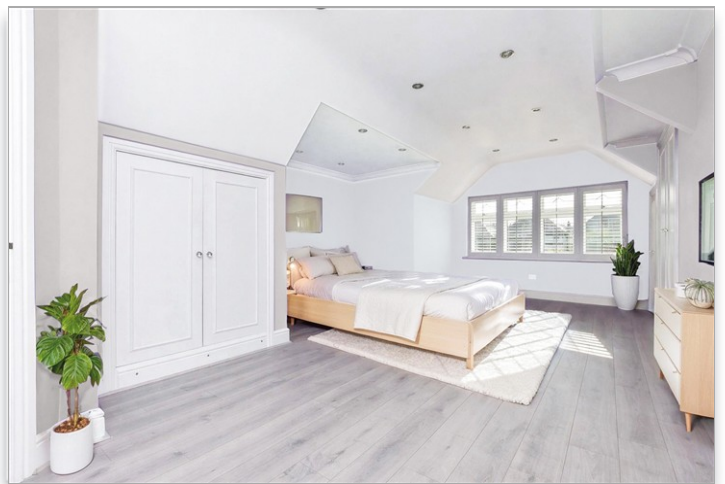
Broadstairs Station	2.7 miles
Dover Docks	23.8 miles
Canterbury	18.7 miles



Found very close to the blue flag
Botany Beach and offering a wealth of
space is this fantastic detached house.
As well as being an ideal seaside home
it has a separate annexe.



A fabulously presented detached seaside
home
Garage, workshop and driveway
One bedroom detached annexe
A stones throw from the blue flag
Botany beach
Easy to maintain rear garden with bar
area
Flexible accommodation for family,
guests or business use





Just 25 metres from Botany Bay this versatile coastal residence has been thoughtfully extended with a flexible interior and detached annex. Perfect for multi-generational living, guests or business use with endless options.

A large frontage leads to the garage, the separate entrance to the annexe and the oak framed porch. The hall opens into the front section of the house, which could easily provide independent accommodation as a two bedroom self-contained residence. There is a shower room, a utility room and two double bedrooms, including one with a bay window and sea views.

An internal door opens into a central section which forms the main home, boasting elegant living space for the family with three further bedrooms. There is a family bathroom and the stunning kitchen/breakfast room with hand built wooden archways open to the dining area and the triple aspect family area. The kitchen includes a central island/breakfast bar, a range cooker and an adjacent utility room.

The family area has three bi-fold doors to

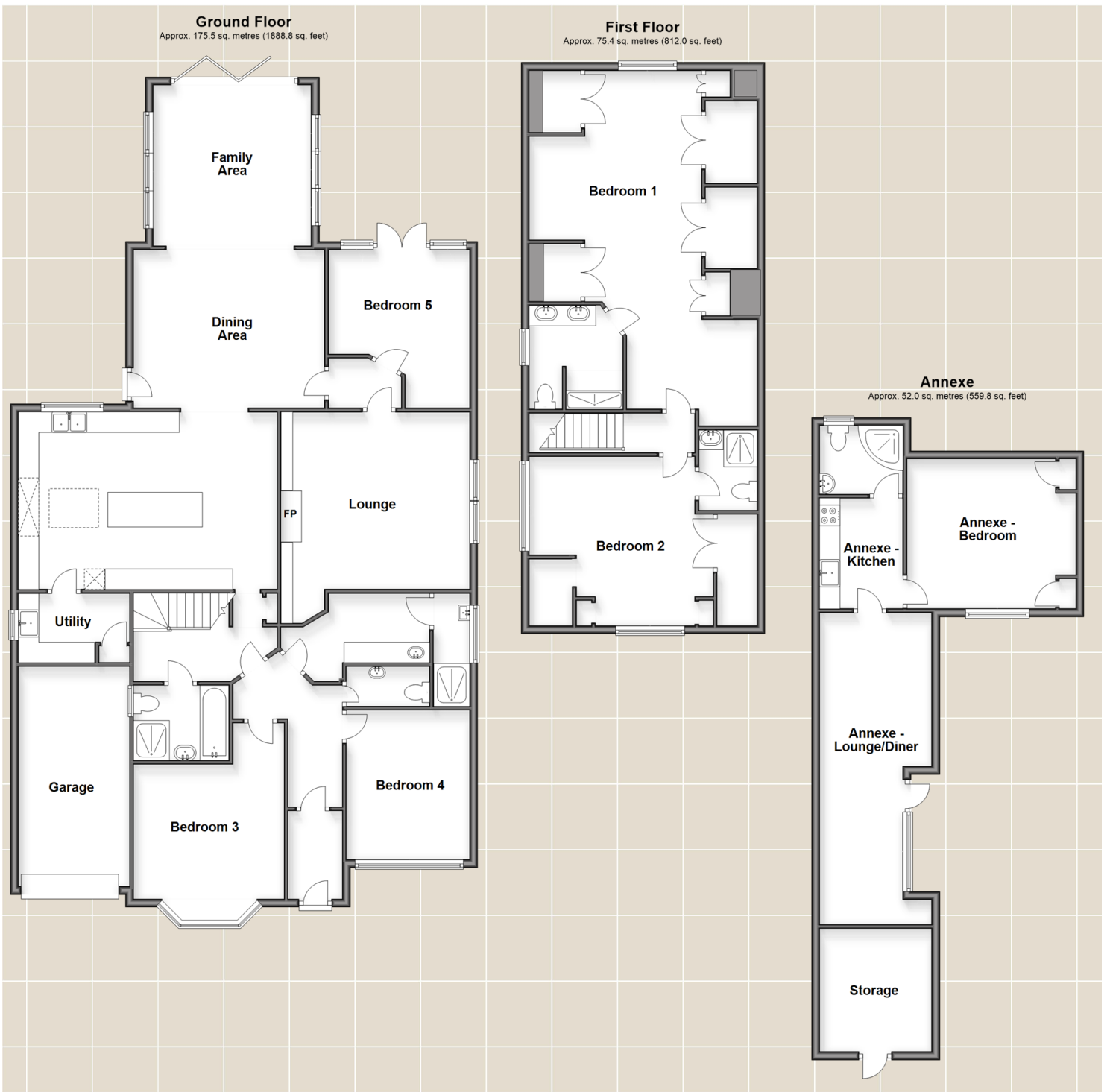
the terrace while the dining area has access to an inner lobby leading to a double bedroom and the lounge with a log burner. Upstairs there are two ensuite double bedrooms with fitted cupboards including one that is dual aspect with sea views and the first bedroom with double depth wardrobes.

The external gate to the detached annexe leads to a private patio and the entrance that opens into the lounge/diner. There is a fitted kitchen, shower room and a double bedroom. Adjacent is a storage room used as a workshop that could be converted into another bedroom. The rear garden includes a lawn, raised decking and a pergola-covered bar.

What the owner says...

"I love Botany Road and over the past 13 years have lived in four different houses along the same road, moving closer to the sea every time! When we bought this property, it was a small bungalow and we literally gutted it and started again. Being a builder and master carpenter my husband lovingly created this wonderful home over eight years and it will be a great wrench to leave. But it is time for us to downsize and start a new chapter in our lives.

We are less than a minute's walk from the clifftops and blue flag beach at Botany Bay and not far away is the quiet Kingsgate Bay or Joss Bay for surfing and paddle boarding. We are within easy walking distance of the North Foreland Golf course for golfing enthusiasts and if you want a drink or a meal without having to take the car out there is the Botany Bay hotel or the Captain Digby restaurant. A regular bus service takes you around Thanet on the Loop and there is a useful convenience store at the top of the road, while the Victorian town of Broadstairs with its lovely promenade and picturesque Viking Bay, is only a five minute drive. It has a mainline high speed rail service that can whisk you to St Pancras in under an hour and a half, a wide variety of individual shops, bars and restaurants and a number of annual events such as Folk Week, the Dickens Festival and the Food Fair. There are also excellent education facilities with Outstanding primary and grammar schools as well as first class private schools."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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