



Laking Avenue, Broadstairs, CT10 3NE

Guide Price £575,000

RACHEL PIPER

exp[®] UK

@ @rachel.piper@exp.uk.com

🌐 🌐 rachelpiper.exp.uk.com

📞 07949 011 998

Laking Avenue, Broadstairs, CT10 3NE

A beautifully presented four-bedroom detached family home, extensively upgraded throughout and ideally located in the heart of Broadstairs. Offering a stunning open-plan kitchen, dining and family space with bi-fold doors opening onto a landscaped garden, a versatile garage conversion providing a second reception room, four well-proportioned bedrooms and a host of quality improvements including a recently installed heating system, replacement windows, refitted bathroom, water softener and enlarged driveway. Within easy walking distance of Broadstairs town centre, Stone Bay, Viking Bay, the railway station and highly regarded school catchments, this exceptional home combines modern family living with one of East Kent's most sought-after coastal locations. Guide Price £575,000–£625,000.

The main reception room offers a comfortable place to relax before flowing effortlessly into what is undoubtedly the star of the home.

The stunning open-plan kitchen, dining and family space has been completely remodelled to create a room designed around modern living. Beautiful cabinetry, generous worktop space and thoughtful storage make it as practical as it is stylish, while large bi-fold doors stretch across the rear of the property, flooding the room with natural light and creating an effortless connection with the garden beyond.





Adding even more versatility, the former garage has been professionally converted into an additional reception room. Ideal as a snug, children's playroom, home office, cinema room or teenage retreat, it gives the flexibility every growing family is looking for.

Throughout the property you'll find fresh decoration, quality flooring and a finish that reflects the pride the current owners have taken in every improvement.

Upstairs

Upstairs, four generous bedrooms provide comfortable accommodation for families of all sizes.

The beautifully refitted family bathroom continues the high standard seen throughout the house, creating a space that's both elegant and practical.

Every room feels bright, well maintained and ready for its next chapter.



The Outside Story

The rear garden has been transformed into an entertaining space that works just as well for family life as it does for hosting friends.

A generous patio leads onto attractive composite decking, creating different areas to sit, relax and enjoy the sunshine, while the outdoor bar provides the perfect focal point for summer evenings.

One particularly clever addition is the fully covered side storage area running between the house and boundary. Finished with a proper roof, guttering and doors at both ends, it's an incredibly practical space for bikes, paddleboards, garden equipment, logs and outdoor furniture, keeping everything secure, dry and neatly tucked away.

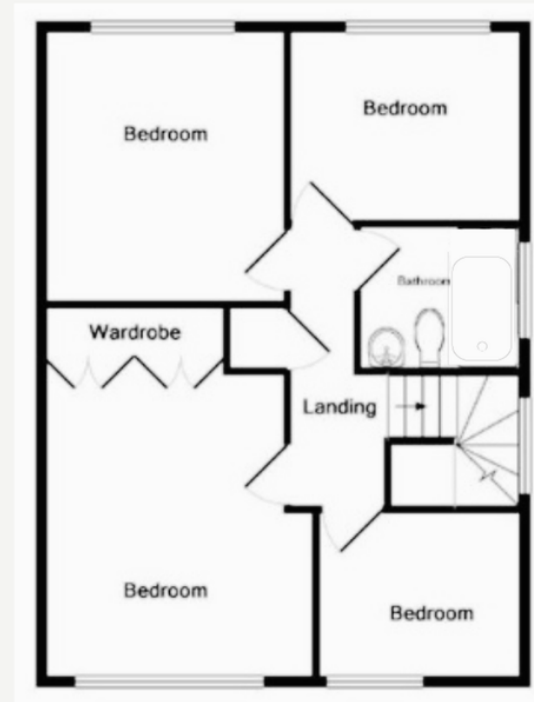
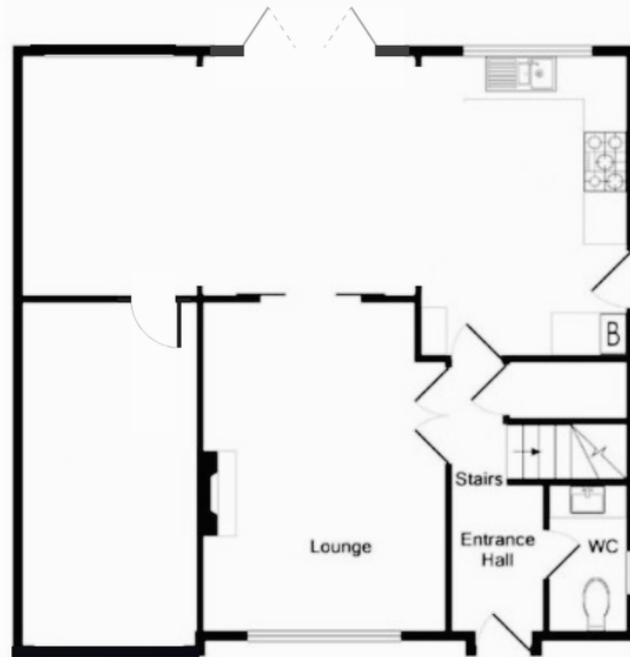
Location, Location

This is one of those locations that simply makes everyday life easier.

Walk into Broadstairs town centre for independent cafés, restaurants and boutique shopping, pick up your morning coffee from Staple Stores, or spend weekends enjoying the beaches at Stone Bay and Viking Bay.

Excellent primary school catchments, outstanding secondary education and access to Kent's grammar school system make this a location that's consistently popular with families.





RP