



## 28 WALDRON ROAD

BROADSTAIRS, CT10 1TB

**£1,200,000**  
FREEHOLD

Chain Free | 3,731 sq ft Coastal Residence | Seconds from the Beach |  
Prime Waldron Road Address

**MANYWEATHERS**  
ESTATE AGENCY



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### Main Description

Positioned on one of the most prestigious residential roads in Broadstairs, only seconds from the sand and sea at Dumpton Gap, this substantial coastal residence extends to approximately 3,731 sq ft of beautifully proportioned accommodation. Homes of this scale, in this position, rarely come to market. Offered chain free, the property presents an exceptional opportunity for families, lifestyle buyers or those seeking a refined seaside retreat.

### Overall Layout & Feel

The home is arranged over expansive, well-balanced floors with a natural flow between reception spaces and private areas. Wide hallways, high ceilings and large windows create a bright, airy atmosphere throughout, with rooms of genuine scale that are increasingly rare to find in coastal locations.

The layout lends itself perfectly to modern family life, entertaining, home working and multi-generational living without compromise.

### Ground Floor – Living & Entertaining Space

The ground floor is centred around generous reception rooms that interconnect effortlessly:

- > A welcoming entrance hall with feature staircase and strong first impression
- > Multiple reception rooms offering flexibility as a formal lounge, family room, snug or study
- > A substantial kitchen / family space forming the heart

of the home, with direct garden access through large glass sliding doors

- > Garden-facing rooms allowing light to pour into the living areas
- > Practical utility room, larder and boiler room positioned discreetly away from main living areas
- > This level is ideal for hosting, day-to-day family living and social occasions, with excellent connection to the outside space.

### First & Upper Floors – Bedroom Accommodation

The upper floors provide impressive bedroom proportions rarely found so close to the seafront:

- > A large principal suite
- > Further generous three double bedrooms with excellent ceiling height, light and fitted storage and dressing facilities
- > Well-appointed family bathrooms serving the additional bedrooms
- > A layout that provides privacy between rooms, ideal for families or guests
- > Each room enjoys a pleasant outlook, reinforcing the calm coastal setting.

### Outside – A Standout Entertaining Space

A particularly special feature of this home is the

purpose-built outdoor bar and entertaining area positioned within the private garden.

This is far more than a simple garden outbuilding. Designed as a true extension of the home's entertaining space, it provides:

- > A fully fitted bar area ideal for hosting family and friends
- > A pre-installed bathroom facility within the structure, allowing guests to use the space independently of the main house
- > A dedicated hot tub area creating a private, resort-style setting
- > Patio and seating areas arranged for social gatherings and summer evenings
- > A secluded, well-thought-out layout offering privacy and atmosphere

This space transforms the garden into an all-season entertainment hub and is a rare addition that significantly enhances the lifestyle appeal of the property. The property benefits from private garden space designed for both relaxation and entertaining, along with off-road parking to the front. The setting is peaceful and residential, yet the beach is reached within moments on foot.

#### Location – Waldron Road

Waldron Road is widely regarded as one of the finest addresses in Broadstairs due to its immediate proximity to the coastline and attractive residential character. From the front door, you are only a short stroll to Dumpton Gap, whilst Broadstairs town centre, independent cafés, restaurants, schools and amenities remain easily accessible.

This is a location that offers genuine lifestyle appeal alongside everyday practicality.

#### AML & Buyer Protection Notice

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. As part of this process, you'll also receive three months of complimentary Lifetime Legal membership, which includes Mover Protection - covering certain costs if your purchase falls through due to no fault of your own.

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### ADDITIONAL INFORMATION

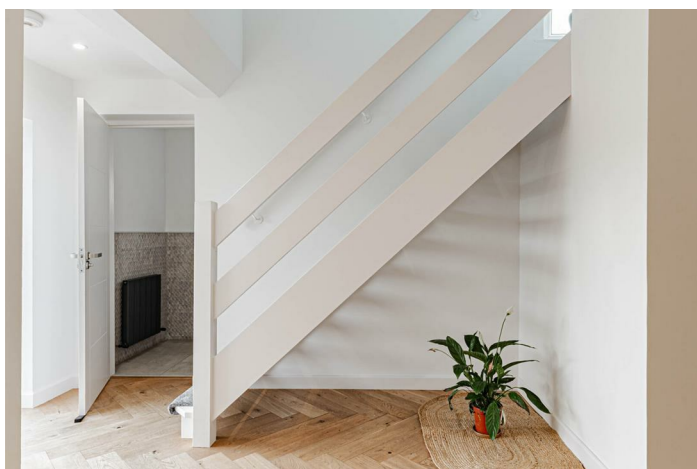
**Council Tax** – Band F

**Viewings** – By Appointment Only

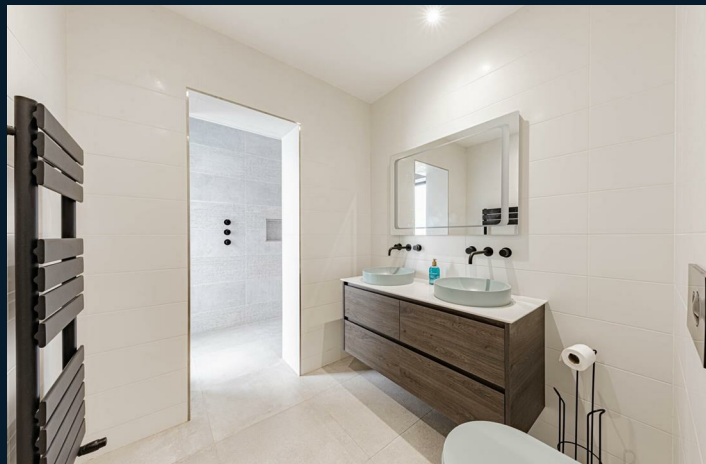
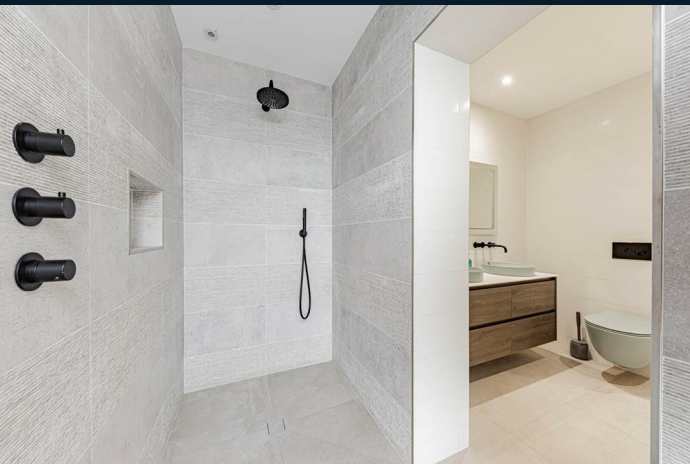
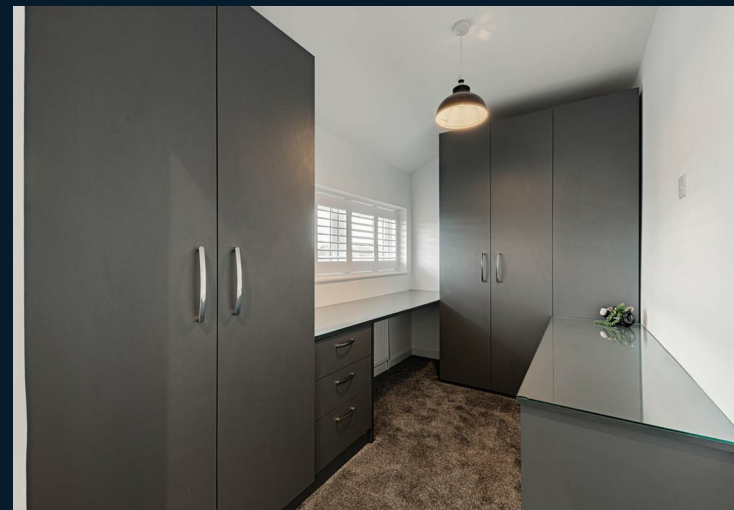
**Floor Area** – 3731.00 sq ft

**Tenure** – Freehold

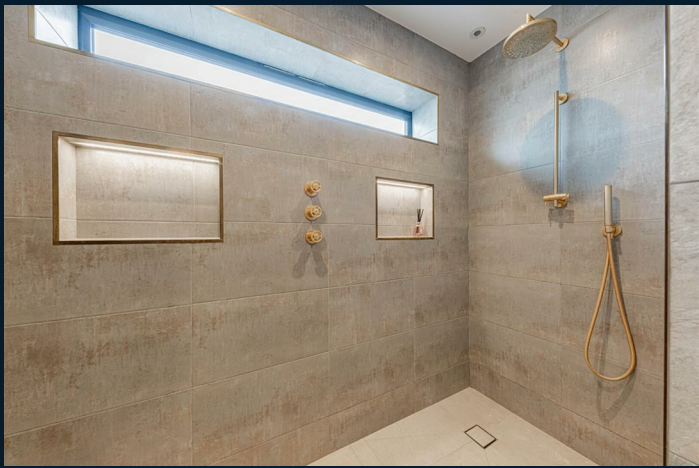
**EPC Rating** – B







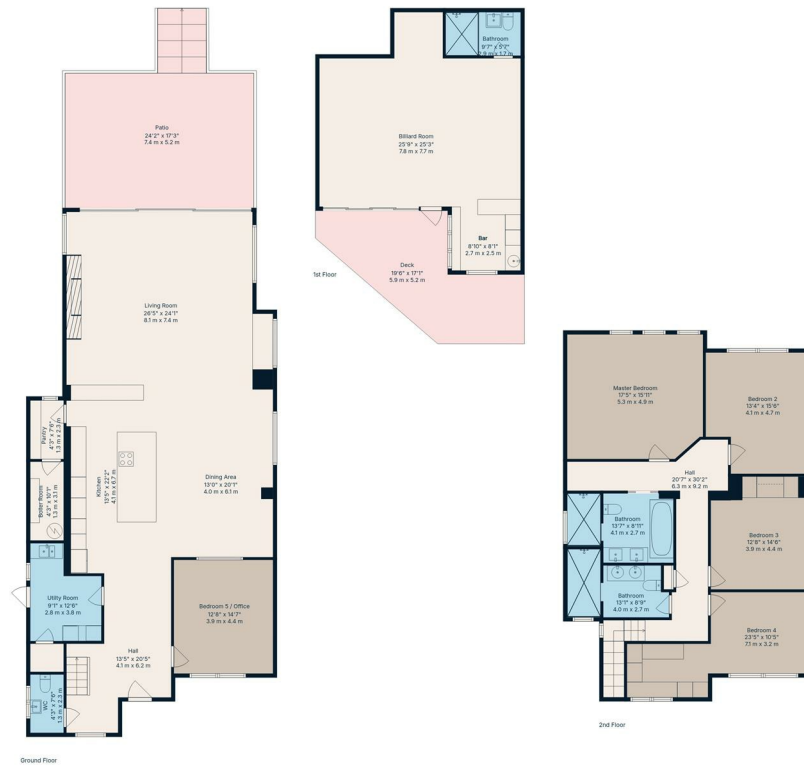








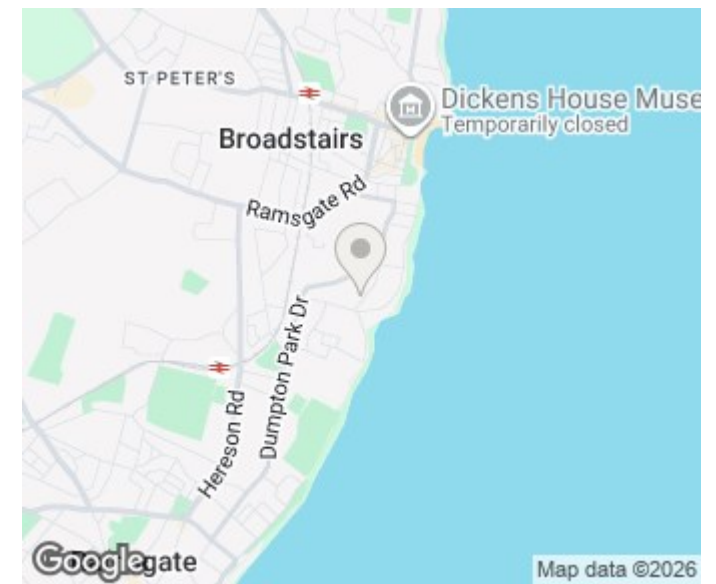




**Total: 3731 sq. Ft, 347 m2**

Ground Floor: 1751 sq. Ft, 163 M2, 1st Floor: 656 sq. Ft, 61 M2, 2nd Floor: 1324 sq. Ft, 123 m2  
Excluded Areas: Boiler Room: 43 sq. Ft, 4 M2, Patio: 468 sq. Ft, 43 M2, Deck: 270 sq. Ft, 25 M2,  
Walls: 237 sq. Ft, 21 m2

Plan Is As Accurate As Possible But Measurements And Layout Remain Approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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