



Reading Street, Broadstairs, CT10 3AZ

Guide Price £375,000

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Period Mid-Terrace | Opposite Green | Basement | Loft Potential (STPP) Positioned directly opposite the open green on Reading Street, this attractive period mid-terrace immediately stands out with its distinctive front-facing gable, giving the home real presence from the street. Set behind a characterful flint and brick boundary wall, with a pretty courtyard frontage, it's the kind of home that quietly signals charm before you've even stepped inside.

This is one of those Broadstairs pockets that offers something a little different – a real sense of community, greenery on your doorstep, and the coast just moments away.





Take a Look Inside
Step through the front door and the proportions speak for themselves.

The living room is a beautifully sized space, centred around a fireplace and framed by a square bay window that draws in natural light and offers a pleasant outlook across the green opposite. Ceiling heights are strong, adding to the sense of space.

Beyond, a separate dining room provides a natural second reception – ideal for entertaining or everyday family life – which flows through to the kitchen at the rear. From here, you step directly out into the garden, making the layout both practical and sociable.

Below & Above
A real bonus is the spacious basement, offering excellent storage as it stands, with clear potential for further use – subject to the relevant permissions and conversion.

Upstairs, the home continues to deliver.

There are well-proportioned bedrooms, including a generous principal bedroom with excellent ceiling height, alongside a further double overlooking the garden. The bathroom is also a particularly good size – something often lacking in homes of this era.

The loft space is already boarded and benefits from Velux roof windows, opening the door for a future loft conversion (STPP). Neighbouring homes have already extended upwards, and from this level you begin to pick up glimpses



towards the sea – a strong indicator of what could be achieved.

The Outside Story

To the rear, the garden is a great size for a property of this type – offering real usability, whether that's for entertaining, family space or simply enjoying the outdoors.

The front courtyard, framed by its flint and brick wall, adds to the overall kerb appeal and sense of arrival.

Location, Location

This is Broadstairs living at its best – where coast, countryside and community all come together.

Just moments away sits Joss Bay, one of Thanet's most loved Blue Flag beaches, known for its surfing scene, wide sandy shoreline and laid-back atmosphere. Whether it's early morning swims, coastal walks or summer days by the sea, it's all right on your doorstep.

Surrounding the area is a unique stretch of open landscape – farmland, rolling paths and quiet lanes where you'll often spot horses, donkeys and even llamas – giving this part of Broadstairs a rare countryside feel, despite being so close to the coast.

Head into Broadstairs and you'll find exactly what makes it so special: independent cafés, restaurants, boutiques and a lively calendar of food festivals and events, all wrapped in its well-known Charles Dickens heritage.

In the opposite direction, Margate offers a vibrant creative scene, galleries, and an ever-growing reputation for food, art and culture.

For families, the location is equally strong, with access to highly regarded local schools (Outstanding Ofsted) and excellent transport links connecting you across Thanet and beyond, including high speed train to st, Pancras.

Final Word

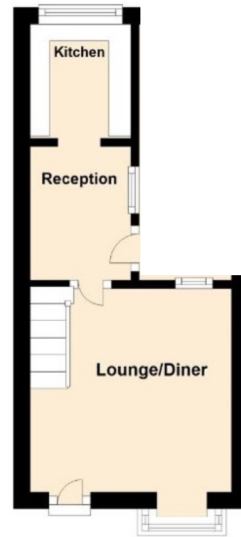
This is a beautifully proportioned period home



in excellent condition, offering character, flexibility and future potential in equal measure.

With its gabled frontage, green-side position, basement, loft potential and access to one of Thanet's most desirable coastal lifestyles, it's the kind of property that quietly stands out – and won't stay that way for lo

Ground Floor



First Floor



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