



32 Kings Avenue
Broadstairs | Kent | CT10 1DL



Step inside

32 Kings Avenue

Set along prestigious Kings Avenue in the highly coveted Chessboard area, this exceptional four/five bedroom detached house offers an elegant coastal lifestyle just moments from Viking Bay and Broadstairs' vibrant amenities. Beautifully renovated and finished to an impeccable standard, it presents a rare opportunity to move straight into a refined, design led home by the sea.

Approached via a smart, set back frontage, the property opens into a welcoming entrance hallway that immediately conveys a sense of calm and quality. To the front, two generous double bedrooms provide flexible accommodation for guests or family, served by a sleek contemporary shower room.

The rear of the home reveals its showpiece: an impressive extended open plan living space featuring a handcrafted Neptune kitchen and lounge/dining area. Designed for both everyday comfort and effortless entertaining, this remarkable space is framed by full width bi fold doors that open onto the paved garden, creating a seamless indoor/outdoor flow.

The kitchen itself is a standout, boasting integrated Siemens appliances, a Quooker tap, bespoke oak cabinetry, a beautifully crafted pull out larder and a substantial island perfect for hosting. A separate utility area adds further practicality without compromising the home's refined aesthetic.

A snug/sitting room just off the main lounge/dining area offers a beautifully quiet retreat within the home, a space designed for calm, comfort and switching off. Tucked away yet effortlessly connected, this intimate room provides the ideal escape for reading, playing music, unwinding or enjoying a peaceful moment away from the flow of daily life. With its warm atmosphere and inviting proportions, it is a cherished space, perfect for slow mornings, relaxed evenings and those times when you simply want a little sanctuary of your own.

Ascending to the first floor, you'll find two exceptional double bedrooms, each with walk in wardrobes and luxurious en suite facilities. The principal bedroom is particularly impressive, featuring french doors that open onto a private balcony with captivating sea views, a serene retreat where sunrise and ocean light become part of daily life.

Externally, the property continues to deliver. A paved driveway provides ample off street parking for several vehicles, while the rear garden offers a stylish outdoor sanctuary. Raised composite decking creates an ideal setting for alfresco dining, with the remainder laid to lawn for easy maintenance and relaxed enjoyment.

This is a home that balances craftsmanship with coastal elegance, a turnkey sanctuary offering space, style and sea views in one of Broadstairs' most desirable locations.









Seller Insight

“Living on Kings Avenue has been one of the greatest pleasures of owning this home. Set within Broadstairs' prestigious Chessboard area, the location offers an exceptional balance of coastal beauty, village charm and everyday convenience. Everything that makes Broadstairs special is right on the doorstep, yet Kings Avenue retains a wonderfully peaceful, residential feel that makes coming home feel like a luxury in itself.

Just a short stroll away lies Stone Bay, one of Broadstairs' most serene and elegant beaches. Its quiet sands and sweeping views have been our go to place for morning walks, evening swims and those moments when you simply want to breathe in the sea air. A little further along the promenade is iconic Viking Bay, with its crescent shaped beach, vibrant atmosphere and classic seaside charm, perfect for family days out, paddle boarding or enjoying the buzz of Broadstairs' beachfront cafés.

The town centre is equally close, offering an excellent selection of independent shops, boutiques, everyday amenities and some truly outstanding restaurants. From relaxed brunch spots to celebrated dining destinations, Broadstairs has become a food lover's haven, and being able to wander into town for dinner has been one of the joys of living here.

Families are exceptionally well served by the area's local schools, with a strong choice of primary and secondary options nearby, including highly regarded grammar and independent schools within easy reach. It's a location that offers both lifestyle and practicality, making day to day living effortless.

Travel connections are another major advantage. Broadstairs station provides direct services to London, and high speed trains from nearby Ramsgate or Margate make commuting straightforward. Whether travelling for work or leisure, the transport links have always made coastal living feel perfectly connected.

Kings Avenue truly captures the essence of Broadstairs, refined, relaxed and beautifully positioned between two of Kent's most stunning beaches. It's a place where every day feels enriched by the sea, the community and the exceptional convenience of having everything close at hand. For us, it has offered not just a home, but a lifestyle defined by quality, calm and coastal elegance.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road:	
Broadstairs Station	0.8 miles
Channel Tunnel	30 miles
Dover Docks	23 miles
Canterbury	21 miles
Gatwick Airport	83 miles
Charing Cross	80 miles

By Train from Broadstairs:	
High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 mins

Leisure Clubs & Facilities

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Broadstairs and St. Peter's Bowls Club	01843 861293
Broadstairs and St. Peter's Tennis Club	
Elmwood Farm Riding Centre	

Healthcare

St. Peter's Surgery	01843 608860
Broadstairs Medical Practice	01843 608836
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

Education

Primary Schools:	
Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Wellesley Hadden Dene	01843 862991
St. Lawrence Junior	01843 572900

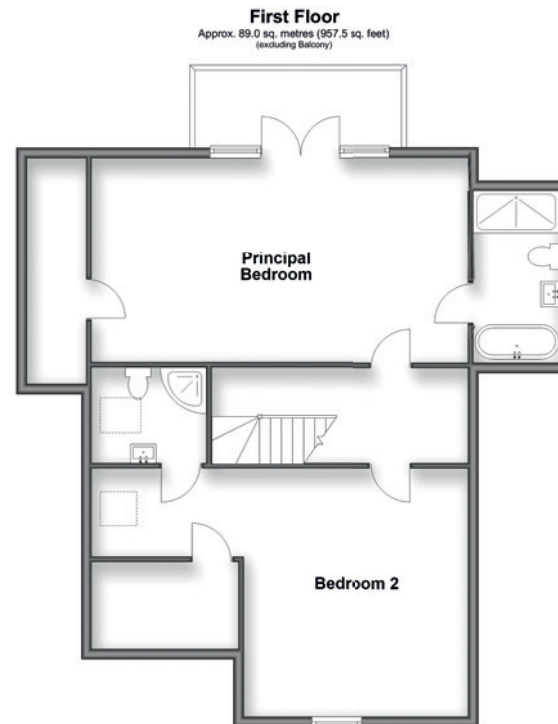
Secondary Schools:	
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon Grammar	01843 591075
St. Lawrence Senior	01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Kebbels	01843 319002
Sardinia	01843 602260

Local Attractions / Landmarks

Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Quex Park	01843 841119
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Westwood Cross Shopping Centre	



GROUND FLOOR

Entrance Hall
Shower Room
Bedroom 4
Bedroom 3
Snug/Sitting Room
Kitchen/Dining/Living Room
Utility Room
Store/Larder

11'0 x 9'5 (3.36m x 2.87m)
15'10 x 12'9 (4.83m x 3.89m)
18'11 x 8'7 (5.77m x 2.62m)
32'3 x 22'5 (9.84m x 6.84m)
5'9 x 4'5 (1.75m x 1.35m)

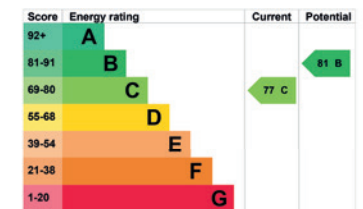
FIRST FLOOR

Landing
Principal Bedroom
Walk In Wardrobe
En Suite Bath/Shower Room
Roof Terrace
Bedroom 2
Walk In Wardrobe
En Suite Shower Room

24'5 x 13'4 (7.45m x 4.07m)
12'11 x 3'8 (3.94m x 1.12m)
11'3 x 5'3 (3.43m x 1.60m)
11'7 x 6'0 (3.53m x 1.83m)
24'5 maximum x 15'10 (7.45m x 4.83m)
9'11 x 5'9 (3.02m x 1.75m)
7'10 x 6'2 (2.39m x 1.88m)

OUTSIDE

Rear Garden
Driveway



Council Tax Band: D
Tenure: Freehold

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