



74 Kingsgate Avenue  
Broadstairs | Kent | CT10 3LW

 FINE & COUNTRY

# Step inside

## 74 Kingsgate Avenue

Unlike most of the delightful detached houses that border the prestigious Kingsgate Avenue, this particularly fine and secluded residence is completely hidden behind the hedge of a very large front garden. It is approached down a long drive and nestles in the midst of 0.7351 of an acre, providing significant potential for the development of additional properties.

The house was built in 1957 to a very high specification by well-respected builders W.W. Martin and includes interesting original features such as herringbone parquet flooring in the main reception rooms, wide coved ceilings, picture rails, fireplaces and oak doors as well as a plethora of very useful storage cupboards throughout the property. The house also has the potential to incorporate an annex and additional accommodation in the large boarded attic.

The impressive entrance includes interesting covered eaves with oak supports and the front door that opens into a very spacious entrance hall with access to the main reception rooms, a cloakroom with laundry facilities, the original easy rise straight staircase to the first floor and impressive under stairs storage. There is the large dual aspect dining room with a wide bay window, a stone surround fireplace and an open fire and where at least a dozen guests could enjoy a formal dinner or a family celebration.

There is a well-proportioned kitchen/breakfast room with a plethora of flat fronted soft close units with Corian worktops housing an induction hob and double oven as well as space for additional appliances and plenty of room for a table and chairs.

On the other side of the hall is the elegant dual aspect sitting room with a stone fireplace and a bay window as well as a door to a small office. This has access to a utility room, a workroom and a lobby with a cloakroom, access to the garden and a door to the hall. It would be possible to create a totally separate annex with its own independent entrance in this area of the house if required.

A large galleried landing includes a vast array of storage cupboards and a cloakroom as well as access to the attic. This has been completely boarded – floor, walls and ceiling, so could be used as a games room or converted into additional accommodation. The first floor includes a family bathroom and five bedrooms with lovely views over the grounds featuring a dual aspect single with door access to a dual aspect double with fitted cupboards and three further bedrooms including one with a wide bay window with sea glimpses, fitted cupboards and an ensuite Jack and Jill shower.

Outside there are lovely flat lawns interspersed with mature trees and shrubs as well as a summerhouse, a garden shed and the double garage with an electric door. The garden gets the sun all day and there are 15 solar panels on the south east facing roof that feed into the National grid and provide extra power in the house.





# Seller Insight



“ This has been our wonderful home for the past 25 years but we feel it is now time to downsize and let new owners realise its enormous potential. We have always loved the peace and tranquility this property has provided and the fact we can walk to the clifftops, the Blue Flag Botany Bay or the Botany Bay hotel in about 10 minutes.

We are not far from the quiet Kingsgate Bay or Joss Bay for surfing and paddle boarding and are within walking distance of the North Foreland Golf course for golfing enthusiasts. While, 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. Because parking on the road is only for residents there is always plenty of parking space available.

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, 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 in the locale.”\*

\* 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 2.2 miles  
Dover Docks 25.3 miles  
Channel Tunnel 31.8 miles  
Canterbury 18.2 miles  
Charing Cross 80.9 miles  
Gatwick Airport 83.2 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 01843 861293  
Broadstairs and St. Peter's Tennis Club

#### Healthcare

St. Peter's Surgery 01843 608860  
Mocketts Wood Surgery 01843 862996  
Broadstairs Medical Practice 01843 608836  
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  
St George's Primary 01843 609000  
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 House 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  
Botany Bay Hotel 01843 868641  
Captain Digby 01843 867764  
Kebbels 01843 319002

#### 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  
Shell Grotto, Margate 01843 220008



Council Tax Band: G  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex, RH12 1RJ. Printed

## GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Room  
Kitchen/Breakfast Room  
Garden Room  
Cloakroom/Laundry Room  
Utility Room

34'4 (10.47m) x 9'9 (2.97m)  
narrowing to 4'8 (1.42m)  
17'7 into bay x 14'9 (5.36m x 4.50m)  
21'7 x 15'9 (6.58m x 4.80m)  
14'11 x 13'9 (4.55m x 4.19m)  
20'10 x 7'10 (6.35m x 2.39m)  
9'6 x 4'9 (2.90m x 1.45m)  
15'9 (4.80m) x 13'9 (4.19m)  
narrowing to 8'2 (2.49m)

Rear Lobby  
Toilet  
Office  
Larder  
Workroom/Store

7'9 (2.36m)  
narrowing to 5'6 (1.68m) x 6'4 (1.93m)  
6'4 x 4'0 (1.93m x 1.22m)  
9'4 (2.85m)  
narrowing to 5'9 (1.75m) x 8'6 (2.59m)

## FIRST FLOOR

Galleried Landing  
Bedroom 4  
Bedroom 2

13'0 into fitted cupboard x 9'8 (3.97m x 2.95m)  
18'0 into fitted cupboard (5.49m)  
narrowing to 15'2 (4.63m) x 14'6 (4.42m)  
10'4 x 6'7 (3.15m x 2.01m)

Jack & Jill Shower Room  
Store Cupboard  
Bedroom 3  
Bathroom

14'9 x 14'0 (4.50m x 4.27m)  
10'6 (3.20m) x 6'4 (1.93m)  
narrowing to 4'1 (1.25m)

Separate Toilet  
Bedroom 5  
Bedroom 6

14'4 x 9'5 (4.37m x 2.87m)  
(L-shaped) 8'5 x 6'9 into fitted cupboard  
(2.57m x 2.06m) plus 4'7 x 4'1 (1.40m x 1.25m)

Store Cupboard  
Main Bedroom  
En Suite Shower Room

14'9 into fitted cupboard x 14'6 into bay  
(4.50m x 4.42m)

## OUTBUILDING

Double Garage  
OUTSIDE  
Wraparound Garden  
Driveway

19'6 x 18'9 (5.95m x 5.72m)

Fine & Country  
Tel: 01227 479 317  
[canterbury@fineandcountry.com](mailto:canterbury@fineandcountry.com)  
23 Watling Street, Canterbury, Kent CT1 2UA



F&C