



74 Kingsgate Avenue
Broadstairs | Kent | CT10 3LW

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 tranquillity 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

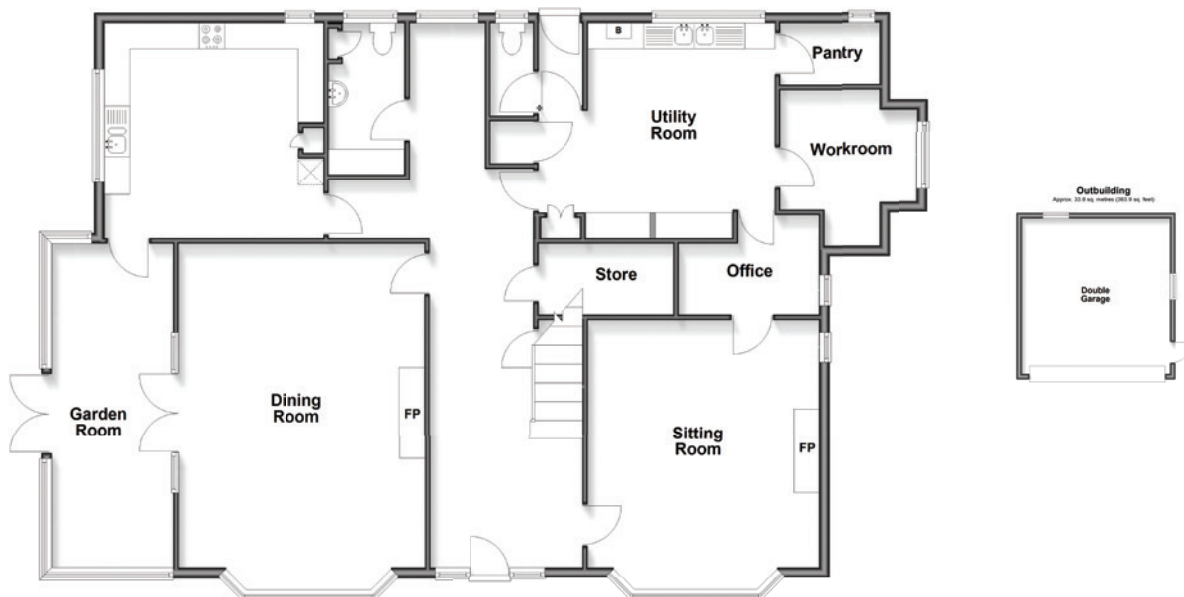
Entertainment

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

Ground Floor
Approx. 163.9 sq. metres (1763.7 sq. feet)



First Floor
Approx. 146.8 sq. metres (1580.4 sq. feet)



Council Tax Band: G
Tenure: Freehold



GROUND FLOOR

Entrance Hall	34'4 (10.47m) x 9'9 (2.97m) narrowing to 4'8 (1.42m)
Sitting Room	17'7 into bay x 14'9 (5.36m x 4.50m)
Dining Room	21'7 x 15'9 (6.58m x 4.80m)
Kitchen/Breakfast Room	14'11 x 13'9 (4.55m x 4.19m)
Garden Room	20'10 x 7'10 (6.35m x 2.39m)
Cloakroom/Laundry Room	9'6 x 4'9 (2.90m x 1.45m)
Utility Room	15'9 (4.80m) x 13'9 (4.19m) narrowing to 8'2 (2.49m)
Rear Lobby	
Toilet	7'9 (2.36m)
Office	narrowing to 5'6 (1.68m) x 6'4 (1.93m)
Larder	6'4 x 4'0 (1.93m x 1.22m)
Workroom/Store	9'4 (2.85m) narrowing to 5'9 (1.75m) x 8'6 (2.59m)

FIRST FLOOR

Galleried Landing	13'0 into fitted cupboard x 9'8 (3.97m x 2.95m)
Bedroom 4	18'0 into fitted cupboard (5.49m)
Bedroom 2	narrowing to 15'2 (4.63m) x 14'6 (4.42m)
Jack & Jill Shower Room	10'4 x 6'7 (3.15m x 2.01m)
Store Cupboard	
Bedroom 3	14'9 x 14'0 (4.50m x 4.27m)
Bathroom	10'6 (3.20m) x 6'4 (1.93m) narrowing to 4'1 (1.25m)
Separate Toilet	
Bedroom 5	14'4 x 9'5 (4.37m x 2.87m)
Bedroom 6	(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	14'9 into fitted cupboard x 14'6 into bay (4.50m x 4.42m)
En Suite Shower Room	

OUTBUILDING

Double Garage	19'6 x 18'9 (5.95m x 5.72m)
OUTSIDE	
Wraparound Garden	
Driveway	

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