GUILDCREST ESTATES



Pearson House Trotwood Close, Broadstairs CT10 2JY

1 1 1

GUILDCREST ESTATES

Trotwood Close, Broadstairs CT10 2JY

£183,750







Located on Fairfield Road in the charming sea side town of Broadstairs, Pearson House presents an exceptional opportunity for those over 60 seeking a vibrant retirement lifestyle. This new build apartment is designed with comfort and community in mind, offering a spacious one-bedroom residence that is both inviting and practical.

As you enter this exquisite top-floor apartment, you are greeted by a generous lounge/diner, adorned with plush beige carpets that create a warm and welcoming atmosphere. The room is bathed in natural light, thanks to the patio doors that lead to a delightful Juliet balcony, perfect for enjoying the refreshing sea breeze. The open-plan layout seamlessly connects the lounge to a modern kitchen, which is equipped with integrated appliances and stylish LVT flooring, ensuring both functionality and aesthetic appeal.







The apartment features a well-proportioned double bedroom, complete with a built-in wardrobe that provides ample storage space. The large shower room is a standout feature, boasting a walk-in shower that adds a touch of luxury to your daily routine.

Residents of Pearson House benefit from a strong community spirit, with a friendly on-site













manager and communal spaces that host regular events, parties, and clubs. A welcoming communal lounge, enhanced by bi-fold doors, opens to beautifully maintained gardens, offering inviting outdoor seating areas and a vegetable patch tended to by the residents.

Parking is available at an additional cost, and well-behaved pets are welcome, making this apartment a truly accommodating choice. Available under a shared ownership scheme, you can purchase a 75% share with no rent payable on the remaining 25%, allowing you to enjoy the benefits of homeownership without the financial burden of rent.

This property is not just a home; it represents a lifestyle choice, blending modern living with a strong sense of community in a picturesque setting.

Leasehold 999 years
Service charge approx £270pcm

GUILDCREST ESTATES

Key Features

- Beautifully presented top floor apartment
- 75% share available to purchase with no rent payable on the remaining 25% share
- Spacious lounge/diner with patio doors that lead to a delightful Juliet balcony
- Open-plan connecting to a modern fitted kitchen with integrated appliances
- Generous double bedroom, complete with a built-in wardrobe
- Large shower room with a walk-in shower
- Communal lounge, offering a welcoming space for socialising with residents
- Beautifully kept communal gardens with outdoor seating areas and a vegetable patch

Important Information

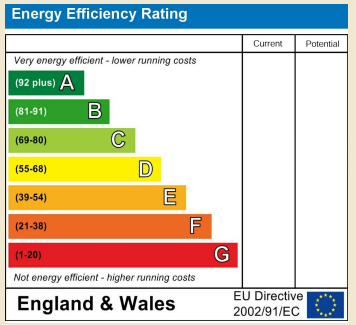
Freehold
Apartment
558.00 sq ft
Council Tax Band New Build
EPC Rating

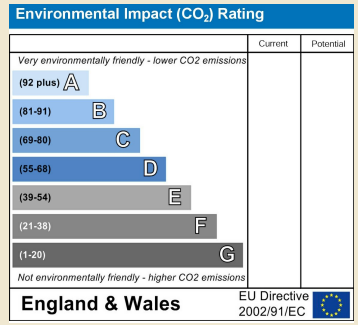
£183,750



Living (Max)	17' 10" x 12' 4"	5441mm x 3770mm
Kitchen (Max)	8'-1" x 10'-9"	2460mm x 3275mm
Bedroom (Max)	17' 10" x 9' 2"	5441mm x 2800mm
Shower Room (Max)	6' 5" x 7' 3"	1950mm x 2200mm







01843 272200 www.guildcrestestates.co.uk
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.