



Westcliff House
13a Western Esplanade | Broadstairs | Kent | CT10 1TD



Step inside

Westcliff House

Whether you are looking for a fascinating and unique permanent seafront home or a delightful holiday and weekend retreat with uninterrupted sea views, this detached four bedroom property along the prestigious Western Esplanade in Broadstairs could be the answer. It is immediately available with no forward chain so you could be living by the sea in no time at all.

The property is approached through a pair of gates that lead to a garage and a vast block paved driveway where you can park numerous vehicles. It is at this stage you can begin to appreciate the external appeal of the property with its warm red brickwork that continues around the driveway, the varied roof lines with barge boards, a glass fronted balcony and a plethora of glass windows and doors offering superb views across the sea. While internally interesting features include a bespoke oak staircase and oak skirtings, coved ceilings and ceiling roses.

A flight of steps leads up to a charming front terrace and the contemporary entrance door. This opens into a lobby with multi-pane French doors that lead to the hall with its warm floor tiles, an understairs cupboard, the oak staircase to the upper floors and access to the ground floor accommodation. This includes multi-pane French doors to the sitting room with bi-fold doors to the front terrace, low fitted cupboards, a stone fireplace with a log burner and a tiled hearth as a focal point on a cold winter's evening and double doors to the well-proportioned dining room. When pulled back they create a delightful open plan feel that is ideal when entertaining and this open plan feel continues with a wide archway from the dining room into the stunning vaulted ceiling dual aspect sun room. This makes an ideal sitting and informal dining area and includes a veritable wall of enormous patio doors to the block paved rear terrace as well as side and roof windows and a porcelain tiled floor.

It also has a very wide archway to the kitchen so there is a free flowing feel throughout the ground floor. The kitchen features tiled flooring, charming cream shaker style units with stone effect worktops housing an

American style fridge freezer and a dishwasher as well as space and plumbing for a dual fuel range cooker and a butcher's block style moveable island with additional cupboards and a solid wood top. While the adjacent utility room also includes fitted units, space and plumbing for laundry facilities and external access.

Halfway up the staircase you will find a study/double bedroom with full height windows providing superb views across the clifftops to the sea that you can enjoy while sitting up in bed sipping your morning coffee or give you inspiration if you are working. There is also an adjacent fitted cupboard and a cloakroom. While off the first floor galleried landing you will find an airing cupboard, a modern family bathroom with a P shaped and mixer shower plus a vanity basin with an illuminated mirror and three double bedrooms.

These include two with fitted cupboards and views over the garden and the delightful principal with two large full height windows and a glazed door to the decked front balcony providing a charming seating area where you can revel in the panoramic coastal views while having a morning cup of tea. There is also an ensuite double shower room with twin vanity basins and a door leading to stairs up to the dressing room with an understairs storage cupboard, plenty of hanging rails, shelving and sea views. It was previously another bedroom so also has access from the landing as well as stairs up to the large loft that could always be fully converted, subject to planning but currently consists of two large and useful loft rooms.

The raised front terrace is a great place to sit and enjoy the stunning sun rises and bask in the morning sunshine while the rear terrace is ideal for al fresco dining and outdoor entertaining or sunbathing in the afternoon. It is surrounded by a brick wall and shrub borders flanking steps up to the large lawn interspersed with trees and shrubs where children and dogs have space to run around. There is also external lighting, a wooden summerhouse and a garden shed as well as vehicular access from the front driveway.











Seller Insight

“ This is a delightful and unusual family home and a great place for entertaining. However it is the location that is the key factor. Not only are there the stunning views but we can enjoy walking along the clifftop, venture down to Broadstairs' renowned sandy beaches or stroll into the town centre in a few minutes. Here you will find a wide range of individual shops, supermarkets, bars and restaurants as well as a cinema, a theatre and a train station where the high speed train can take you to St Pancras in well under an hour and a half.

This Victorian seaside resort has its own annual events such as Folk Week, the Dickens Festival and the Food Fair. It also includes the excellent North Foreland Golf club and a sailing club and is not far from the Westwood Cross shopping centre with its high street stores, health clubs, cinema and casino complex. There are also some very good grammar, primary and private schools in the vicinity including at least four primary and junior schools rated Outstanding by Ofsted.*

* 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	1.1 miles
Canterbury	18.9 miles
Channel Tunnel	30.1 miles
Dover Docks	23.1 miles
Gatwick Airport	83.4 miles
Charing Cross	81.2 miles

By Train from Broadstairs	
High-Speed St. Pancras	1hr 22mins
High Speed Ashford International	36 mins
London Charing Cross	1 hr 54 mins
London Victoria	1hr 40mins
Canterbury	19 mins

Leisure Clubs & Facilities

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Bannatynes Health Club and Spa	01843 600606
Broadstairs and St. Peter's Bowls	01843 861293
Broadstairs and St. Peter's Tennis Club	

Healthcare

The Grange Practice	01843 572740
East Cliff Practice	01843 855800
Mocketts Wood Surgery	01843 862996
Broadway Medical Practice	01843 608836
QEQM Hospital	01843 225544

Education

Holy Trinity Primary	01843 860744
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
St. Lawrence Senior	01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126
Kebbels Seafood Bar	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 220000

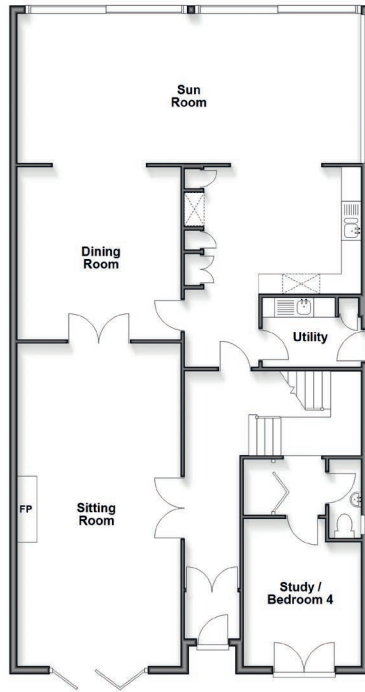
Lower Ground Floor

Approx. 13.9 sq. metres (150.0 sq. feet)



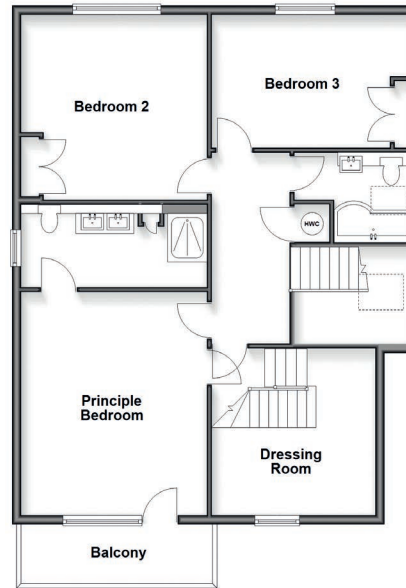
Upper Ground Floor

Approx. 144.1 sq. metres (1551.2 sq. feet)



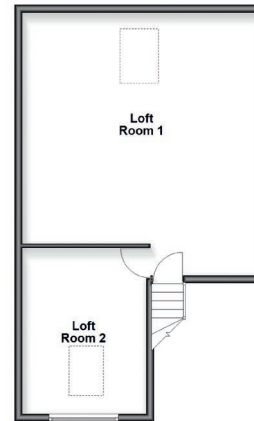
First Floor

Approx. 94.6 sq. metres (1018.6 sq. feet)



Second Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



UPPER GROUND FLOOR

Lobby	
Hall	
Sitting Room	27'0 x 13'9 (8.24m x 4.19m)
Dining Room	14'6 x 13'9 (4.42m x 4.19m)
Sun Room	28'8 x 12'4 (8.74m x 3.76m)
Kitchen	16'9 x 15'0 (5.11m x 4.58m)
Utility Room	8'7 x 5'9 (2.62m x 1.75m)
Cloakroom	
Study/Bedroom 4	11'1 x 9'1 (3.38m x 2.77m)

FIRST FLOOR

Landing	
Principal Bedroom	16'2 x 13'9 (4.93m x 4.19m)
En-Suite Shower Room	13'9 x 6'2 (4.19m x 1.88m)
Balcony	
Bedroom 2	13'9 x 13'5 (4.19m x 4.09m)
Bedroom 3	15'0 x 10'0 (4.58m x 3.05m)
Bathroom	6'9 x 6'7 (2.06m x 2.01m)
Dressing Room	15'0 x 12'1 (4.58m x 3.69m)

SECOND FLOOR

Loft Room 1	22'9 x 20'7 (6.94m x 6.28m)
Loft Room 2	14'4 x 10'7 (4.37m x 3.23m)

OUTSIDE

Front Garden	
Driveway	
Garage	
Rear Garden	
Summerhouse	
Shed	

Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

