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0.75% +VAT for selling

£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Swinburne Avenue, Broadstairs



- Imposing Detached Edwardian Property
- Master en-suite with Dressing Room
- Large Kitchen/Breakfast Room
- Balcony overlooking garden
- Double Garage and Off Street Parking
- Close to All Local Amenities

£ 489,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Xpertagents are very proud to be marketing this beautiful Edwardian detached house in a sought after area of Broadstairs. With spacious living accommodation throughout this property is perfect for a large family boasting four reception rooms, four double bedrooms, one en-suite as well as a double garage and ample off street parking. Having maintained many character features it offers a wealth of charm including several open fireplaces and a stunning mosaic floor in the entrance hall. Internal viewing is highly recommended to fully appreciate this imposing home.

Dining Room

Via a solid wooden front door with feature coloured leaded light glazed inserts, leading into the entrance porch.

Entrance Porch

There is a fitted brush matt inset to tiled floor. As you come into the entrance porch in front of you are panelled glazed French doors leading into the hallway.

Hall 21' x 5' 11" (6.40m x 1.80m)

Feature original tiled flooring, a radiator, dado rail, ornate coved ceiling and high level skirting. As you come into the hall to the left are doors leading into the lounge and family room, to the right are doors into the formal dining room and morning room and in front of you is a door into the kitchen and stairs leading to the first floor.

Lounge 15' x 12' 2" (4.57m x 3.71m)

There is a double glazed bay window to front, wooden floor boards, high level skirting, ornate coved ceiling, ceiling rose, radiator, telephone point, wall lights and television aerial point. This room also boasts a feature cast iron fire place with coal effect gas fire inset to tiled surround and hearth with marble mantle.

Family Room / Bedroom Five 11' 11" x 10' (3.63m x 3.05m)

There is a double glazed window to the rear, a radiator, high level skirting, carpet flooring and fitted cupboards to recesses. There is a feature fire place with tiled surround. This room is currently used as a fifth bedroom but could easily be used as an additional reception room.

Formal Dining Room 15' 7" x 11' 6" (4.75m x 3.51m)

There is a double glazed box bay window to the front, carpet flooring, high level skirting, ornate coved ceiling, a radiator and telephone point. There is a feature fire place with tiled surround into marble mantle.

Morning Room 12' 2" x 11' 11" (3.71m x 3.63m)

There is a double glazed window to the side, a radiator, carpet flooring, high level skirting and a picture rail. There is a feature cast iron fire place with tiled surround and hearth into wooden mantle. As you come into the morning room to

Landing 20' 9" x 6' 8" (6.32m x 2.03m)

There is carpet flooring, high level flooring and loft access with pull down ladder. As you come to the top of the stairs in front of you is the door leading into the bathroom and to the right are further steps leading to the main landing with doors to all bedrooms and the study.

Bathroom 10' 1" x 7' 9" (3.07m x 2.36m) narrowing to 5' 7"

White suite comprising close coupled wc, pedestal wash hand basin, tiled bath and shower cubicle with electric shower. The walls are tiled and there is a radiator, vinyl flooring, loft access and inset airing cupboard housing the hot water tank. There are two double glazed windows to the rear with obscure glass.

Master Bedroom / en-suite / Dressing Room 17' 1" x 12' 2" (5.21m x 3.71m) narrowing to 11' 6"

Dual aspect room with double glazed windows to the side and rear and double glazed French doors leading out onto the balcony. There are two radiators, carpet flooring, high level skirting, picture rail and telephone point. As you come into bedroom one to the right are doors leading into the en suite and walk-in wardrobe.

En-suite

There is a white suite comprising close coupled wc, vanity wash hand basin and shower cubicle with electric shower. The walls are tiled and there is a wall mounted heated towel rail, vinyl flooring and a high level window with obscure glass into bedroom one.

Walk-in Wardrobe

There is a radiator and a range of fitted hanging rails.



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Bedroom Two 15' 7" x 11' 5" (4.75m x 3.48m)

Measurements include a range of fitted wardrobes to one wall. There is a double glazed box bay window to the front, carpet flooring, a radiator, picture rail, high level skirting and a vanity wash hand basin with localised tiling. This room also boasts a feature fire place with tiled surround into wooden mantle.

Study / Dressing Room

There is a double glazed window to the front, carpet flooring and high level skirting. This room is currently used as a dressing room with a range of fitted hanging and shelving units but could easily be used as a study.

Bedroom Three 12' x 11' 7" (3.66m x 3.53m)

There are two double glazed windows to the front, carpet flooring, a radiator, picture rail, high level skirting and a vanity wash hand basin. There is a feature fire place with tiled surround and hearth into wooden mantle.

Bedroom Four 12' x 11' 5" (3.66m x 3.48m)

There is a double glazed window to the rear, a radiator, carpet flooring and vanity wash hand basin with localised tiling. There is a feature fire place with tiled surround into wooden mantle.

Lobby

There is space for a fridge / freezer. As you come down into the basement to the left is a door into a storage room and to the right is a door into a further storage room.

Storage Room One 11' 10" x 11' 8" (3.61m x 3.56m)

Glazed window to the side.

Storage Room Two

There is a window to the rear, carpet flooring and gas and electric meters. This room could easily be used as a playroom, gym or cinema room.

Front Garden

Walled front garden which is mainly gravelled with feature inserts and mature shrub borders. There is a feature tiled pathway leading to the front door and a driveway providing off street parking and giving access to the double garage.

Balcony

The balcony is accessed from the master bedroom and wraps around the side of the property with views over the rear garden.

Rear Garden 60' x 59'

The rear garden is split into various sections.

Main Formal Garden:

This section of the garden is beautifully landscaped with sculpted lawn and established ornamental borders. There is a pathway leading to a potting shed and additional patio area. There are fruit trees and the main patio area sits at the rear of the property. There is side access, storage shed, outside light, tap and power sockets and a water butt.

Pond Area:

This section of the garden is gravelled with a raised pond, beamed pergola and patio area. There is further side access.

Allotment Area:

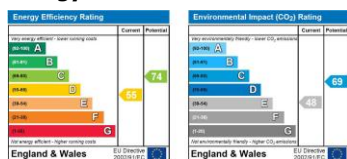
There is a further potting shed, fruit trees and a water butt.

Double Garage 21' x 20' 3" (6.40m x 6.17m)

There are two up and over doors, power and light. There are double glazed windows to the side and rear and a double glazed door to the rear garden. Driveway providing hard standing for two cars.



Energy Performance Certificate



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