



Gladstone Road, Broadstairs

£499,995

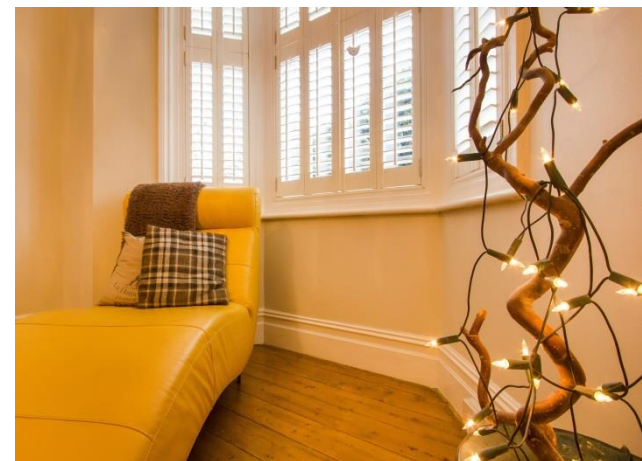
A BROADSTAIRS PROPERTY THAT BOASTS SUPERB FAMILY ACCOMMODATION AND COMBINES PERIOD FEATURES WITH MODERN LIVING.

Rarely available period home situated in Gladstone Road in central Broadstairs. This imposing double fronted property offers good sized family accommodation including; four bedrooms with en-suite to master, family bathroom and ground floor cloak room, modern fitted kitchen, three reception rooms, cellar, utility room and office. The rear garden is secluded with lawn area, flower borders and patios. Various trees and shrubs give plenty of privacy.

While retaining its period features the current owners have carefully modernised many aspects of this wonderful home. Period features include cast iron fireplaces with marble surrounds, high ceilings, original panelled wooden doors and exposed varnished floor boards.

The layout of this exceptional property has been carefully thought out which is credit to the existing owners who have created a wonderful family home.

The owners also advise us that permission was granted in 2014 to replace the existing utility / study with a larger study / bedroom with en-suite. (Plans are available on request)



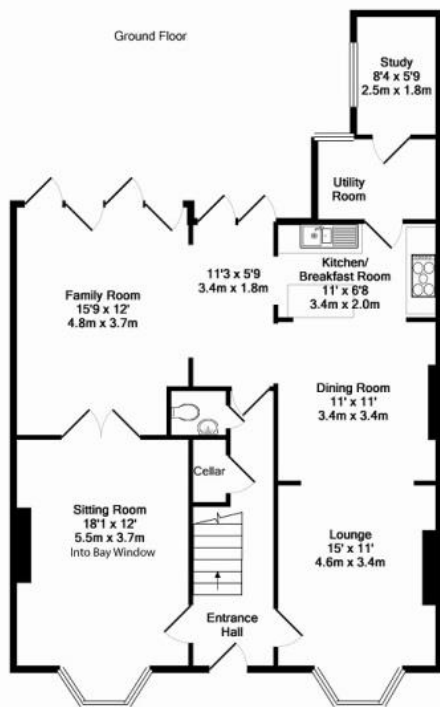
On entering this property you are greeted by a welcoming central entrance hall with doors leading off to the reception rooms on both sides. The staircase, situated directly in front of you has a feature varnished wooden balustrade and leads to a split level landing and first floor. The sitting room is located to the left of the hallway and has a large front aspect bay window and black out shutters and feature period cast iron fireplace with marble surround. At the other end of the sitting room there are glazed French doors leading into the family room which has a feature part glass roof and double glazed tri folding doors leading out onto the rear garden. The modern Kitchen leads off of the family room and swings round into the open aspect dining room. A utility room also leads off the Kitchen and this gives access into the study. The lounge is located on the opposite side of the hall to the sitting room and also benefits from large bay window with black out shutters as well as a feature period cast iron fire place and marble surround. There is a dry cellar which benefits from power and light, this is accessed via a door in the entrance hall.



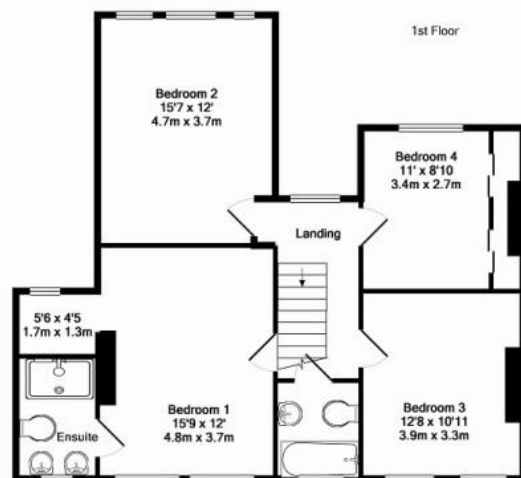
On the first floor there is a split level landing with doors leading to bedrooms two and four. Bedroom two is rear aspect and one of the features of the property, it forms part of the extended area of the house and benefits from a vaulted ceiling and two Velux skylight windows and exposed beams. Bedroom four is also rear aspect and has wall to wall built in wardrobes with sliding doors. The upper landing then gives access to the master bedroom, family bathroom and bedroom three. The master bedroom is front aspect and a wonderful sized room, in addition to a recessed dressing area which has a built in cupboard to one wall there is also a modern fitted en-suite shower room with a large walk in shower, w.c and matching hand basins. Bedroom three is located on the opposite side of the landing and is also front facing. The family bathroom sits between bedroom one and three, and fitted with a modern bathroom suite.



The rear garden is beautifully laid out with various trees and shrubs giving a real feel of privacy. There are two patio areas at either end of the garden and a good sized well maintained lawn with separate shingle and flower borders.



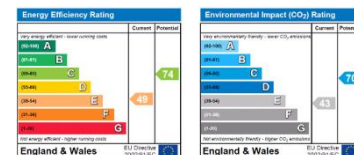
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Gladstone road is located close to Broadstairs high street and the train station and shops are within easy walking distance. Broadstairs harbour and sandy beaches are also just a short pleasant walk through the vibrant high street. Local bus routes are also close by and offer regular buses to the local shopping centre at Westwood Cross and adjoining towns of Ramsgate and Margate. The property is also ideally situated for local schools, including Infant, Junior and Grammar schools. Due to the location and condition of this property, we would recommend an early booking to view. Tel: 01843 808088

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



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Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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