



Luton Avenue, Broadstairs.

£575,000



Wonderful Edwardian home full of character and boasting many period features as well as being located in one of Broadstairs most popular locations.

The minute you pull up to this beautiful home you can appreciate the architecture of this property built circa 1906.

Once through the door you immediately realise there are plenty of period features to feast your eyes on including the leaded light windows, curved architrave's and high ceilings with curved coving and picture rails. Other features include cast iron and period fireplaces.

Luton Avenue is ideally located for School catchments and is considered one of the most popular roads in Broadstairs.

The historical town with its many restaurant's and shops is within a comfortable walking distance as is the harbour and Viking bay with its sandy beaches and cliff top walks.

Bus routes into Westwood cross are close by and for the commuter, Broadstairs train station which is located at the top of the high street gives direct access into London.



Accommodation on the ground floor comprises a bright entrance porch which leads into a large bright and welcoming entrance hall with staircase leading to the first floor and feature white panelled wall.

From the hall there are doors leading to principle rooms which include a front aspect sitting room that boasts a large leaded light bay window giving plenty of natural light.

The study which is dual aspect also benefits from a leaded light window to front and door to side leading to side access.

The lounge is located at the rear and benefits from double glazed French doors overlooking and opening out into the rear garden. A good sized breakfast room has a corner aspect at the rear of the property with dual aspect windows and doorway leading into the modern kitchen which has a window and rear door leading out to the rear garden.

On the first floor a feature leaded light side aspect window brings plenty of natural light to the landing which also has recessed storage cupboards and staircase leading to the second floor. Four bedrooms are located on the first floor and all benefit from period features which add to the character of this wonderful family home.

The master bedroom is situated at the front of the property and boasts feature leaded light windows. A second study sits behind and adjacent to the master bedroom and would make an ideal en-suite bathroom. Bedroom four is front aspect with a leaded light window. Further along the landing, two further bedrooms sit opposite each other and both are rear aspect with views over the rear garden. At the end of the landing at the rear of the property the bathroom and separate w.c are located.

The second floor is home to two good sized double bedrooms, one with side aspect window and the other with a dual aspect. Large eaves storage area is also accessed from this floor.





Local Schools

St Mildred's Primary Infant School
0.2 miles

Ramsgate, Holy Trinity Church of
England Primary School
0.6 miles

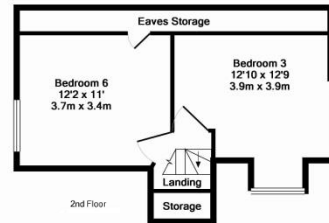
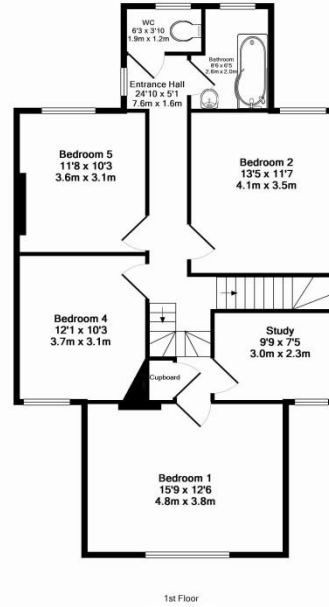
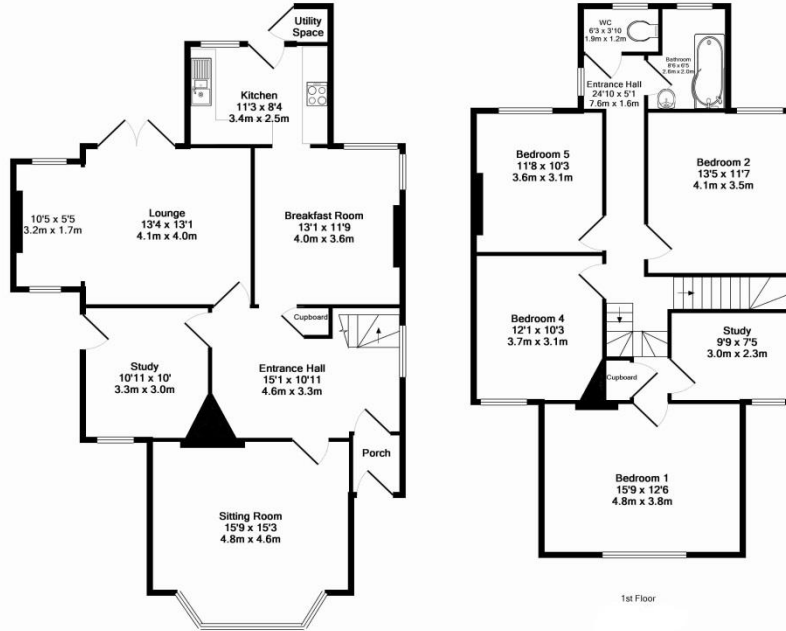
Upton Junior School
0.3 miles

The Charles Dickens School
0.5 miles

Dane Court Grammar School
0.7 miles

St George's Church of England
Foundation School
1.1 miles

Chatham & Clarendon Grammar
School
1.5 miles



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