



18 Western Esplanade, Broadstairs.

£1,500,000



A fabulous coastal home of wonderful proportions in the popular seaside town of Broadstairs. One of the finest houses in the area it occupies a perfect position for sea views across the channel.

Built in 1908 and set on a generous plot this unique and imposing property boasts superb period features throughout as well as being presented to the highest standard by the current owners of 24 years.

The moment you walk into the welcoming bright entrance hall with its original arches and beautiful staircase you begin to understand what this property has to offer and simply want to explore.

Western Esplanade is located close to Broadstairs vibrant high street with its many restaurant's and shops.

Sandy beaches at Viking bay are just a short pleasant walk along the cliff top and for the commuter the station is within easy reach.

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 this stunning family home.



### Ground floor

Each room on the ground floor has its own unique feel and character with every room boasting period features including high skirtings, period fire places, picture rails and cornice. The lounge is front aspect and offers stunning sea views from the arched bay window as well as a panoramic view from the corner turret. The dining room is also front aspect and as well as sea views teams character with tasteful panelling and a large fire place. Located at end of the hall is the snug, a peaceful room a corner window giving a pleasant sea view. This room has a calming feel with oak panelling and a solid fuel burner for those cozy evenings. At the other end of the "L" shaped hallway is the good sized family room which is dual aspect and benefits from plenty of natural light. This room also has a door leading to the rear garden. Also located off the entrance hall is the inner hall which has plenty of space for an office and also benefits from plenty of storage with recessed cupboards along one wall. The inner hall then opens out into the large Kitchen breakfast room, a bright room with wall to wall windows all of which look out onto the beautiful rear garden. The kitchen is well equipped with a range oven and ample wall and base units which are laid out across two walls and there are sliding doors that open out into the garden and patio. Leading off the kitchen there are two utility rooms one of which has a door with side access which is ideal for unloading the weekly shop, there is also a wash room with plumbing for white goods, work surfaces further storage. Also located off the main entrance hall there is a ground floor cloakroom which is fitted with a modern suite.



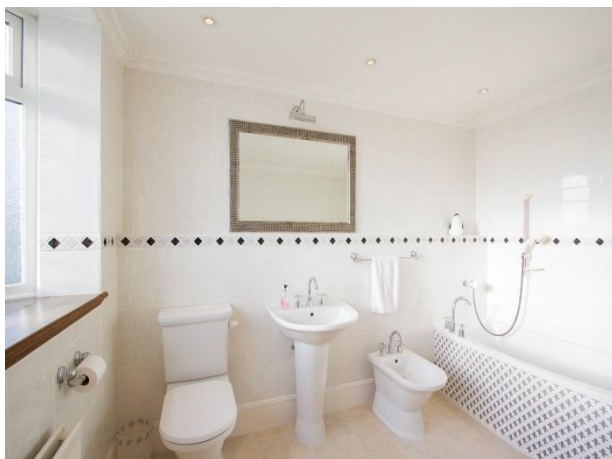
### First floor

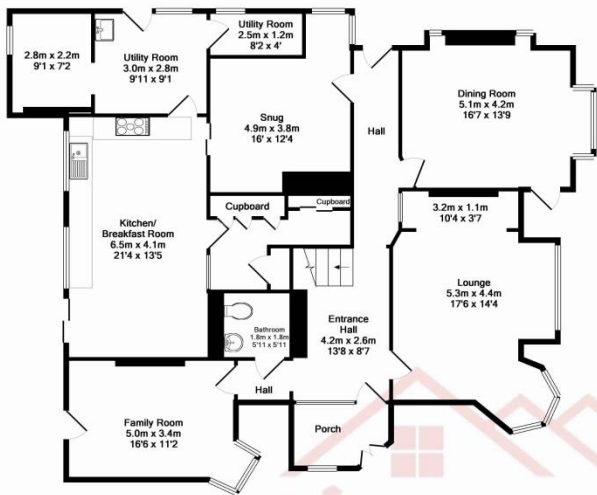
On the first floor the staggered landing is arguably one of the main features of this wonderful home, large windows at both ends of the landing and a feature leaded light skylight all flood the landing with natural light. The period feature continue throughout each bedroom and every room is of a generous size. The Master bedroom is sea facing and has exceptional views across the bay from every aspect including a panoramic view from the corner turret window. There is a door leading out onto the balcony and at the other end of the bedroom a door giving access to the en-suite bathroom which is complimented with a modern four piece suite and contemporary decor. Bedroom two is also sea facing and also enjoys wonderful views across the channel as well as door leading out onto the balcony. Two further bedrooms are located on this level, bedroom three has a bay window and side aspect with sea views and bedroom four is rear aspect with views over the beautiful rear gardens. Also located off the landing is the family bathroom.



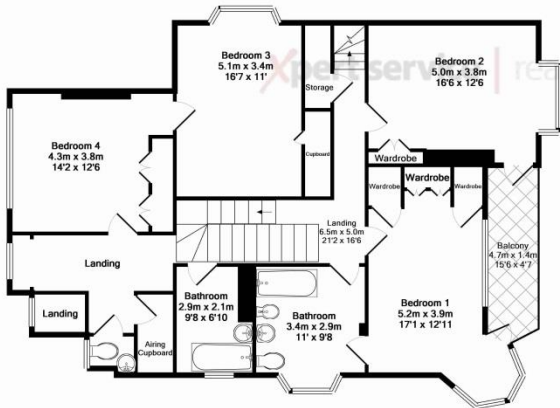
### Second floor

A staircase leads up to the second floor. This level has two bedrooms and a large storage room which could either be a seventh bedroom or ideally suited to become an additional bathroom. There is plenty of storage on this level with eves rooms which are accessed via one of the bedrooms and the landing.

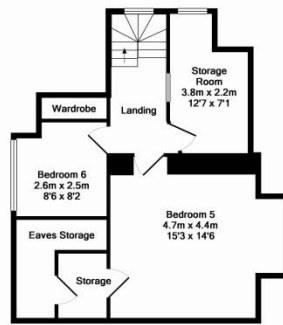




Ground Floor  
Approx. Floor  
Area: 145.4 Sq.M.  
(1565 Sq.Ft.)



1st Floor  
Approx. Floor  
Area: 113.6 Sq.M.  
(1222 Sq.Ft.)



2nd Floor  
Approx. Floor  
Area: 44.8 Sq.M.  
(483 Sq.Ft.)  
Total Approx. Floor Area 303.8 Sq.M. (3270 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.

### Outside

Outside, the property sits on a generous plot and the front and rear gardens are well proportioned and have been thoughtfully laid. Areas around the garden have been created so that no matter what the occasion the garden can be enjoyed by all the family. A large beautiful lawn is surrounded by a stunning flint wall. A number of well placed trees scatter the garden which is complimented by flower borders and rockeries. There are large areas of patio and a private pond garden which has a good sized pond and wooden bridge to walk over so you can enjoy whatever fish you decide to home. There is a well placed bar-b-que house to enjoy those summer evenings with the family as well as a summer house located at the bottom of the garden.

To the front of the property an enclosed lawn garden and picturesque pathway leads the solid double doors and entrance. Raised just off the lawn a patio fronts the property which is ideal for taking in the view and watching the sun set.

A drive gives access to the double garage and there is ample parking for a number of vehicles.



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