



St Georges Lodge, St Georges Road, Broadstairs.

£710,000

Character and period features, St Georges Lodge was built in 1896 in heart of Broadstairs.

Sometimes size is everything! Tucked away in the corner of a quiet popular residential road in Broadstairs sits this exceptional detached property with a fantastic square footage measuring nearly 3000 square foot (2895.46 sq ft). Its central location means that you are just minutes walk from Viking Bay, high street, train station and Broadstairs seafront.

Full of family warmth, character and period features, St Georges Lodge was built in 1896 in heart of Broadstairs. The town which is famous for being the home of Charles Dickens and described by the world famous author as "Our English Watering Place".

Also well known for Folk week Broadstairs has become a popular destination for many people looking to move to the coast from London and is now considered the "Jewel in Thanet's Crown"

As soon as you step inside this family home a welcoming feel exudes from the house. The property boasts plenty of period features including fireplaces, high coved ceilings and ceiling roses. Not only is this a stunning period home in the centre of Broadstairs but the property also boasts a self-contained ground floor living area with kitchenette and bathroom, ideal for family, students or holiday lets!



Ground floor and lower level

Five bar gate giving access to driveway and off street parking for several vehicles and leading to detached double garage.

Enclosed front garden and property entrance porch.

Enclosed entrance Porch with original period tiling and then inner door to large entrance Hall.

Entrance Hall 24' 4 x 7' 10 (7.42m x 2.39m)

Bright and welcoming entrance hall with imposing staircase leading to all floors, corniced ceiling, picture rail, feature port hole window to rear and door to utility room and cellar beyond and doors leading to principle rooms.

Drawing Room 18' 2 x 14' 4 (5.54m x 4.37m)

Bright and airy dual aspect room with feature working open period fireplace with surround and mantel, tiled slips and grate. Large bay windows to front and side. Period features also include corniced ceiling, ceiling roses and picture rail. Radiator.

Reception/Dining Room 26' 11 x 11' 9 (8.20m x 3.58m)

Bright dual aspect room with large bay window to front and two windows with shutters to side. Period features include, corniced ceiling and ceiling roses. Radiator and wall lights.

Utility Room Leading To Cellar 11' 4 x 8' 2 (3.45m x 2.49m)

Stairs down to Utility Room with Belfast sink. Plumbing for washing machine and tumble dryer. Storage cupboards. Tiled floor. Door to further cellar storage space and door leading to one entrance of the annex.

Kitchen/Breakfast Room 21' 11 x 15' 2 (6.68m x 4.62m)

Rear aspect and overlooking the garden, Feature beamed fireplace with raised hearth. Window to side. Radiator. A range of fitted and matching wall and base units with complementary work surface, breakfast bar and tiled splash backs. Bellling range cooker. Belfast sink with mixer tap. Integrated dishwasher. Walk in larder cupboard. Window and door to rear garden. Door to cloakroom.

Cloakroom 6' 0 x 3' 8 (1.83m x 1.12m)

Low level WC. Pedestal wash hand basin. Radiator. Window to side.



First floor

Feature balustrade Staircase to first floor landing
Window and door leading out to balcony 17'2 x 8'5 which has a decked floor and metal railing. Stunning roof top views of Broadstairs and sea views.

Master Bedroom 19' 7 x 14' 6 (5.97m x 4.42m)

Bright dual aspect room with bay windows to front and side. Period features include; fireplace with mantel and tiled slips, corniced ceiling and rose. Wall lights. Door leading to...

En-suite 9' 2 x 7' 11 (2.79m x 2.41m)

French doors again opening onto enclosed balcony. Bath with telephone mixer tap, low level WC and pedestal wash hand basin. Ladder towel radiator.

Bedroom 11' 11 x 9' 9 (3.63m x 2.97m)

Window to rear, radiator, built in cupboards to chimney recesses.

Family Bathroom 9' 7 x 7' 4 (2.92m x 2.24m)

Feature freestanding claw foot bath with telephone mixer tap, low level WC and matching pedestal wash hand basin with mixer tap. Large walk in fully tiled shower cubicle. Half tiled walls, window and radiator towel rail.

Bedroom 12' 1 x 10' 7 (3.68m x 3.23m)

Currently used as a dressing room. V shaped bay window with roof top sea views. Coved ceiling. Built in cupboard to chimney and built in chest of drawers to recess.

Bedroom 12' 11 x 12' 3 (3.94m x 3.73m)

Window to side with roof top sea views and French doors leading onto enclosed balcony . Period features including corniced ceiling and rose. Radiator.

Second floor

Landing, Radiator and Window, doors leading to

Bedroom 11' 11 x 9' 10 (3.63m x 3.00m)

Window to rear. Built in wardrobes and shelving. Radiator.

Bedroom 12' 2 x 8' 11 (3.71m x 2.72m)

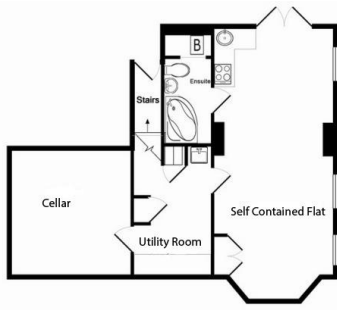
Eaves shaped room. Window to side with roof top sea views. Radiator.

Bedroom 20' 6 x 9' 11 (6.25m x 3.02m)

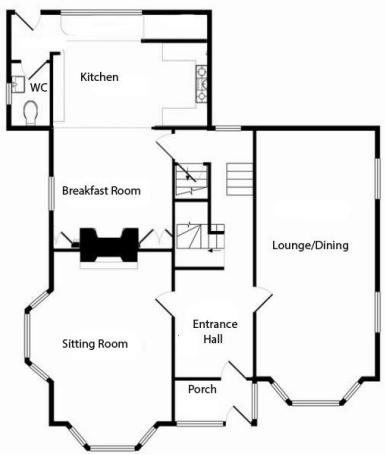
Window to side with roof top sea views and window to front. Built in cupboards and door to

En-suite

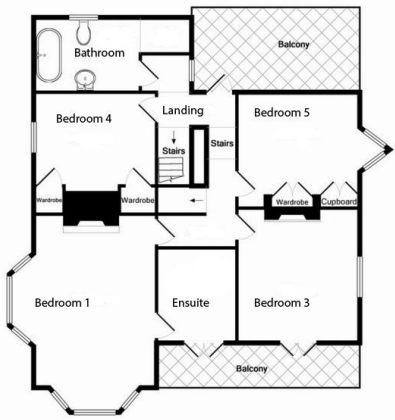
Shower room with pedestal wash hand basin with mixer tap, low level WC and shower cubicle. Half tiled walls. Built in cupboard.



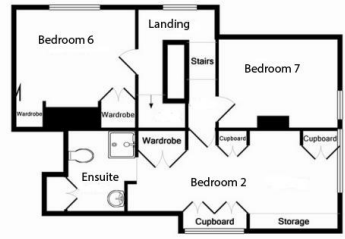
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Self contained flat
 Open plan living / studio area
 26' 4 x 11' 6 (8.03m x 3.51m)
 Private entrance to rear via rear garden.
 Window to side.

Kitchenette area.
 Base units with sink and work surface.

Bathroom 8'9 x 4'7
 Bath, low level WC and matching hand basin.

Small garden area.



Rear garden
 Very private garden with decked patio area and steps down private and enclosed lawn with borders incorporating a variety of mature shrubs and bushes. Exterior water tap.

Double garage 20' 2 x 19' 11 (6.15m x 6.07m)
 Two up and over doors. Door and window to side.



Xpert service | realistic fees



01843 808088

www.Xpertagents.co.uk

01843 808088

www.Xpertagents.co.uk