



Berachah  
First Avenue | Broadstairs | Kent | CT10 3LP

FINE & COUNTRY





# Step inside

## Berachah

This veritable Tardis of a refurbished and extended chalet bungalow is discreetly tucked away behind a high fence on a private road within easy walking distance to the beautiful secluded beaches of Kingsgate. It includes a particularly spacious hall that leads to most of the rooms on the ground floor and includes the light and bright triple aspect lounge room accessed via a pair of glazed doors. This has a wall of windows overlooking the front garden, French doors to a side gravel patio, that catches the sun for most of the day, and an attractive trendy hearth with a multi-fuel/log burning stove you can cosy up to on a cold winter's evening. When the doors are open into the hall this can warm up much of the ground floor. A large family bathroom with a bath and separate shower services the three large double bedrooms that are currently configured as a charming sitting room with a cinema style television, a double bedroom and a study – perfect if you have a multi-generation family as it is all on the one level.



The 'pièce de résistance' of this superbly refurbished property is the large open plan living space that incorporates the kitchen, dining and family areas. The stunning kitchen includes a vast central island with sparkling quartz work tops and an induction hob as well as modern charcoal grey and white glossy units housing AEG appliances including a built in oven and oven/microwave with warming drawer; full height fridge and freezer, dishwasher and Franke sink with an InSinkEerator tap providing instant boiling water as required. There is also plenty of room for a bar; a large table and chairs as well as a substantial seating area with four bi-folding doors to the paved terrace. Adjacent to the family space is a fitted utility room, cloakroom and external back door as well as a useful office for anyone working from home. Upstairs there is a galleried landing that is large enough for a sofa bed, a large shower room that services the two spacious single bedrooms, both with vaulted ceilings and deep velux windows, and the superb main bedroom to the rear of the property. Velux windows flank both sides providing plenty of natural light, a Juliette balcony with stunning views across Kingsgate and out to the sea and an en-suite shower room.

At the front of the chalet bungalow is a parking area sufficient for five to six cars and leads to the garage and to the entrance gate. The property is set well back from the fence line and approached via a pathway flanked by a lawn. The rear garden is very easy to manage and consists of a terrace and lawn with shrub borders together with two modern large workshops that could always be converted into a games room or office facility.

# Seller Insight

“The property has been in the family for about 10 years but we extended it and completely refurbished it in 2018 with new electrics, plumbing, windows, central heating system, flooring and underfloor heating – it really is like a new house. The family space encompasses the extension and we converted the attic to provide additional accommodation and are delighted with the lovely home we have created. However we feel it is time to move nearer to elderly relatives and hope another family will be able to take advantage of the wonderful spacious home we have created here.

The location is great as it is very quiet and peaceful but we are only a short stroll from the clifftops and blue flag beach at Botany Bay and not far away is the quiet Kingsgate Bay or Joss Bay for surfing and paddle boarding or the local riding stables for horsey enthusiasts. We are within walking distance of the North Foreland Golf club for golfing aficionados and if you want a drink or a meal without having to take the car out there is the Botany Bay hotel or the Captain Digby restaurant. A regular bus service takes you around Thanet on the Loop and there is a useful convenience store at the top of the road.

Broadstairs town centre is only a five minute drive with its mainline high speed rail service, a wide variety of individual shops, bars and restaurants and a number of annual events such as Folk Week, the Dickens Festival and the Food Fair. There are also excellent education facilities with Outstanding primary and grammar schools as well as first class private schools in the area”.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel Information**

**By Road**

Broadstairs Station	2.2 miles
Channel Tunnel	29.6 miles
Dover Docks	23.3 miles
Canterbury	19.0 miles
Charing Cross	79.9 miles
Gatwick Airport	84.8 miles

**By Train from Broadstairs:**

High-Speed St. Pancras	1hr 22 mins
Charing Cross	1hr 56 mins
Victoria	1hr 48 mins
Canterbury West	25 mins
Ashford International	42 mins

**Leisure Clubs & Facilities**

Surf School Joss Bay	01843 868171
North Foreland Golf Club	01843 862140
Thanet Wanderers RUFC	01843 868857
Broadstairs and St. Peter's Bowls Club	01843 861293
Broadstairs and St. Peter's Tennis Club	

**Healthcare**

St. Peter's Surgery
Albion Road Surgery
Osborne Road Surgery
Mocketts Wood Surgery
QEQM Hospital

**Education**

**Primary Schools:**

Callis Grange Nursery and Infant
St. Peter's Primary
St. Joseph's Primary
Upton Junior
Haddon Dene
Wellesley House
St. Lawrence Junior
St George's Primary

**Secondary Schools:**

Charles Dickens
St. George's
Dane Court Grammar
Chatham and Clarendon House
St. Lawrence Senior

01843 608860
01843 608836
01843 863353
01843 862996
01843 225544

01843 862531
01843 861430
01843 861738
01843 861393
01843 864941
01843 862991
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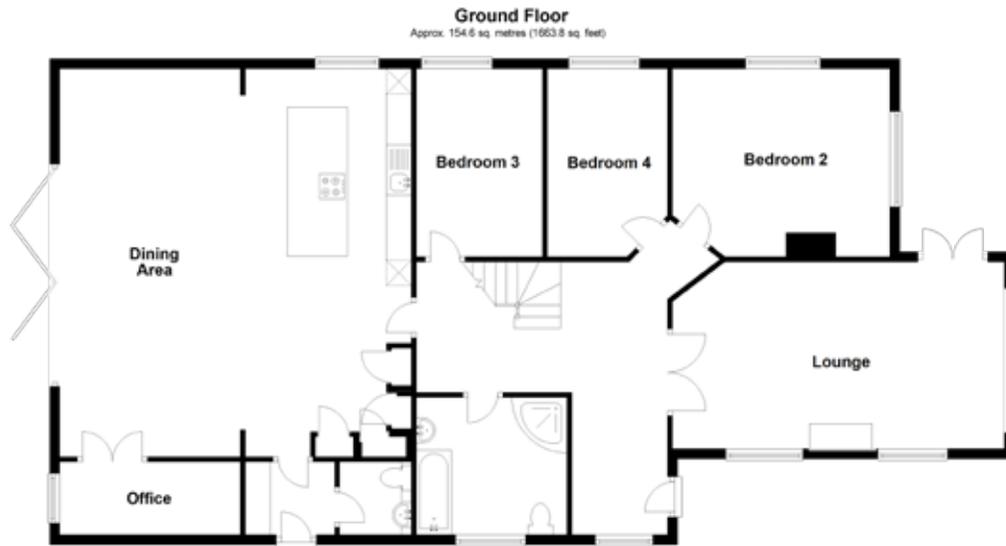
01843 862988
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01843 864941
01843 591075
01843 572900

**Entertainment**

Theatre Royal	01843 293397
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Botany Bay Hotel	01843 868641
Captain Digby	01843 867764
Wyatt and Jones	01843 865126

**Local Attractions/Landmarks**

Crampton Tower	01843 871133
Dickens House Museum	01843 861232
Quex Park	01843 841119
Lilliput Mini Golf	01843 861500
Turner Contemporary	01843 233000
Spitfire and Hurricane Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Shell Grotto, Margate	01843 220008



**GROUND FLOOR**

Entrance Hall	
Lounge	21'9 x 12'11 (6.63m x 3.94m)
Bedroom 2	14'0 (4.27m) x 12'11 (3.94m) narrowing to 10'7 (3.23m)
Bedroom 4	12'0 x 7'8 (3.66m x 2.34m)
Bath/Shower Room	9'9 x 8'9 (2.97m x 2.67m)
Bedroom 3	12'0 x 8'5 (3.66m x 2.57m)
Kitchen/Dining/Family Room	24'4 x 23'8 (7.42m x 7.22m)
Utility Room	
Cloakroom	
Office	11'9 x 4'7 (3.58m x 1.40m)

**FIRST FLOOR**

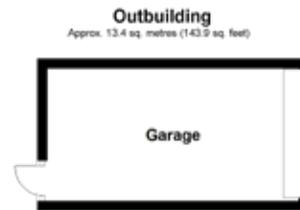
Landing	
Main Bedroom	22'2 (6.76m) x 15'3 (4.65m) narrowing to 10'4 (3.15m)
En-suite Shower Room	
Bedroom 5	16'11 x 7'8 (5.16m x 2.34m)
Bedroom 6	16'11 (5.16m) narrowing to 13'0 (3.97m) x 7'7 (2.31m)
Shower Room	

**OUTSIDE**

Rear Garden	
Workshop	15'4 x 8'9 (4.68m x 2.67m)
Store	9'10 x 7'6 (3.00m x 2.29m)
Front Garden	
Driveway	

**OUTBUILDING**

Garage	16'5 x 8'5 (5.01m x 2.57m)
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 03.02.2022





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