



26 Sea View Road  
Broadstairs | Kent | CT10 1BX

FINE & COUNTRY

# Step inside

26 Sea View Road

When you first see this charming detached bungalow, it is difficult to believe that it includes five double bedrooms, three bathrooms and a large, light and bright kitchen/diner. So you need to cross the threshold to really appreciate everything this veritable Tardis of a property has to offer, including the opportunity to incorporate a separate annexe. It is set well back from the road and accessed via an in-and-out block paved carriage driveway where you can easily park at least three cars. The porch, with its attractive oak and glass inner front door, opens into the entrance hall with direct access to the original accommodation. This includes a double bedroom with a bay window and contemporary fitted cupboards that could always be used as an office as it is just inside the front door, so you can see business visitors arriving and they would not need to venture into the private part of the property. There is also a second double bedroom with fitted cupboards, a family bathroom and the dual aspect main bedroom that not only has a wall of fitted wardrobes but also an en suite shower room.

There is access to the spacious, dual aspect sitting room with double glass and oak doors to the superb modern, light and bright kitchen/diner in the extension built in 2017. It includes engineered oak flooring, a very large atrium style skylight and four aluminium framed bi-fold doors to the terrace that, when open, really provide a wonderful indoor/outdoor space. The kitchen area has flat-fronted units housing a built in oven, microwave, plate warmer and integrated fridge and has direct access to the large fitted utility room with additional stand-alone appliances and laundry facilities. This leads to what could be a separate annexe that has a good sized double bedroom with French doors to a terrace, a contemporary walk-in shower room and a large room with herringbone parquet flooring that could be another bedroom but is currently a games room. It has a separate external door to the driveway and trendy black fitted units including a sink. Therefore this could be an excellent living room/kitchen so the whole area could be used for elderly relatives, adult children or generate an income as an Air BnB holiday let. A wide sandstone decked rear terrace provides plenty of space for al fresco dining as well as relaxing in the sunshine and it leads to a surprisingly large garden that is mainly laid to lawn, semi-divided by attractive shrub beds and bordered by fencing with flower and shrub borders and offering plenty of space for kids to kick a ball around or play with the dog.





# Seller Insight

“ When we bought the bungalow, we could see the potential to extend it as it is in a large plot and we are very proud of the additions and upgrades that we have made to create this elegant home including, not only the extension but also installing oak doors throughout and modern fitted wardrobes in the original bedrooms. We have thoroughly enjoyed living here for the past seven years as we love the quiet and peaceful environment but we feel it is time for us to downsize, although we shall be staying local as we love the area and it is only a short walk to the beach or into the town centre and not far from the renowned North Foreland golf course for golfing aficionados. So it is ideal for those who want to enjoy sandy beaches, swimming and surfing in the summer while there are great places for walking the dog all year round. For anyone who likes riding there is a nearby stables and a number of sporting clubs provide recreational activities including cricket, bowls, tennis and rugby.

Broadstairs is a lovely Victorian seaside town with a wide variety of individual shops, beaches, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs and nearby Ramsgate is that they have some very good primary, grammar and private schools while you can be in central London on the high speed train in under an hour and a half from Broadstairs station.”\*

\* 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 0.8 miles  
 Channel Tunnel 30.9 miles  
 Dover Docks 23.0 miles  
 Canterbury 18.7 miles  
 Gatwick Airport 85.1 miles  
 Charing Cross 80.4 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

**Healthcare**

St. Peter's Surgery 01843 608860  
 Broadstairs Medical Practice 01843 608836  
 Mocketts Wood Surgery 01843 862996  
 QEQM Hospital 01843 225544

**Leisure Clubs & Facilities**

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

**Education**

**Primary Schools:**

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

**Secondary Schools:**

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

01843 868171  
 01843 862140  
 01843 868857  
 01843 861293

01843 862531  
 01843 861430  
 01843 861738  
 01843 861393  
 01843 862991  
 01843 572900

01843 862988  
 01843 609000  
 01843 864941  
 01843 591075  
 01843 572900

**Entertainment**

Sarah Thorne Theatre, Broadstairs 01843 863701  
 Vue Cinema Complex 0871 2240240  
 Palace Cinema 01843 865726  
 Tartar Frigate Restaurant 01843 862013  
 Royal Albion Hotel 01843 868071  
 Charles Dickens pub 01843 603040  
 Wyatt and Jones 01843 865126  
 Little Sicilian 01843 652423

**Local Attractions/Landmarks**

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

### Ground Floor

Approx. 163.3 sq. metres (1757.3 sq. feet)

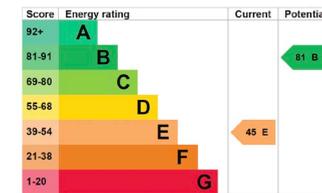


### GROUND FLOOR

- Porch
- Entrance Hall
- Bedroom 2 12'5 x 12'0 (3.79m x 3.66m)
- Bedroom 3 12'0 into fitted wardrobes x 8'9 (3.66m x 2.67m)
- Main Bedroom 12'6 x 11'9 (3.81m x 3.58m)
- En Suite Shower Room
- Bath/Shower room
- Sitting Room 19'6 x 12'0 (5.95m x 3.66m)
- Kitchen/Diner 25'7 x 12'0 (7.80m x 3.66m)
- Utility Room 12'0 (3.66m) narrowing to 7'3 (2.21m) x 10'2 (3.10m)
- Inner Hall
- Bedroom/Games Room 16'1 x 13'0 (4.91m x 3.97m)
- Shower Room
- Bedroom 4 13'4 x 10'2 (4.07m x 3.10m)

### OUTSIDE

- Rear Garden
- Driveway



£800,000

Council Tax Band: D

Tenure: Leasehold



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 © 2024 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 07.03.2024





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