



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



95 Percy Avenue, Broadstairs CT10 3LD

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



95 Percy Avenue, Broadstairs CT10 3LD

- Creatively Extended 1930's Detached Family Home
- Almost 1800 Sq.Ft Of Artistically Presented Accommodation
- Open Plan Living Area With Bi-Fold Doors
- Modern Kitchen Breakfast Room With Quartz Worktops
- Four Bedrooms & Three Brand New Luxury Bathrooms
- 70 Ft Rear Garden With Swim Spa Pool Included
- Large Driveway With Garage/ Utility Room
- Sought After Location Moments From Botany Bay



SITUATION:

Broadstairs is a quintessential seaside town with an historic harbour with a rich maritime tradition and a bustling High Street with a variety of independent retailers, cafes, and restaurants. There is a strong sense of community within the town with many regular events such as the Dickens Festival and Broadstairs Folk Week.

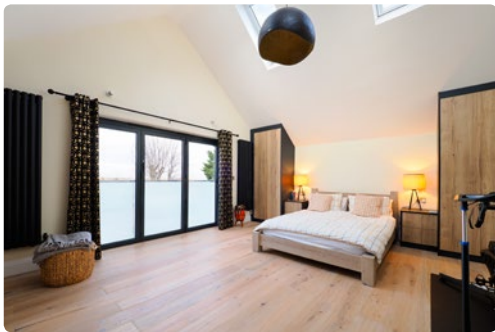
The town has seven sandy beaches including the Blue Flag Joss Bay and enjoys lovely cliff top walks to the neighbouring coastal towns of Ramsgate and Margate. On the outskirts of the town, you have numerous retail parks which offer a far wider selection of big-name shops, including the Westwood Cross Shopping Centre, which also has a cinema and casino.

Broadstairs offers a range of other leisure amenities and an excellent selection of State and private schools, including Dane Court Grammar School and St Lawrence College. The town is served by a mainline station

which offers a service to London St Pancras via Ashford International in approx. 1 hour and 20 minutes.'

The thriving town of Margate just 3 miles away, is one of England's most quintessential seaside towns, with its long, sandy beaches and traditional seaside shops and arcades. However, there is also a new and vibrant atmosphere in Margate, with the world-renowned Turner Contemporary art gallery (opened in 2011) and the regeneration of the Old Town, with its vast array of boutique shops and international cafes and restaurants.

The town is also served by a variety of High Street stores, whilst the recently developed Westwood Cross shopping centre offers a superb array of shopping and recreational amenities. Margate has much to see and do, including three theatres, the Winter Gardens, The Theatre Royal (the second oldest theatre in the country) and the Tom Thumb Theatre (one of the smallest theatres in the world).



DESCRIPTION:

A highly modernized 1930s four-bedroom family residence, situated on the sought-after Percy Avenue, just moments from Botany Bay and the bustling seaside town of Broadstairs.

The property offers nearly 1,800 sq. ft. of creatively extended accommodation, which has been artistically presented by the current owners, who have an eye for detail and a flair for Scandinavian interior design.

They have made many aesthetic improvements, including fine décor, new contemporary bathrooms, and beautifully laid engineered oak flooring throughout. This finish is exemplary.

The entrance hall leads left into a dual-aspect, bay-fronted sitting room, currently used as a study, featuring original stained-glass windows.

To the right of the hallway, the kitchen breakfast room boasts an array of modern

units, integrating all major appliances, including a wine fridge, double oven/microwave, dishwasher, and washing machine.

The space is finished with quartz worktops and a large breakfast bar island. This flows seamlessly into the open-plan living room, which forms part of the extension completed in 2015.

The space clearly defines areas for dining and relaxing, while bi-fold doors allow the room to connect beautifully with the 70ft rear garden.

The ground floor is further enhanced by a utility area with underfloor heating and a recently installed shower room.

The elegant staircase leads to the split-level first floor. A gallery-style landing leads to four generously proportioned bedrooms and a well-appointed family bathroom with a

freestanding modern bathtub.

The main bedroom features vaulted ceilings with skylights and enjoys garden views via a Juliet balcony behind bi-fold doors.

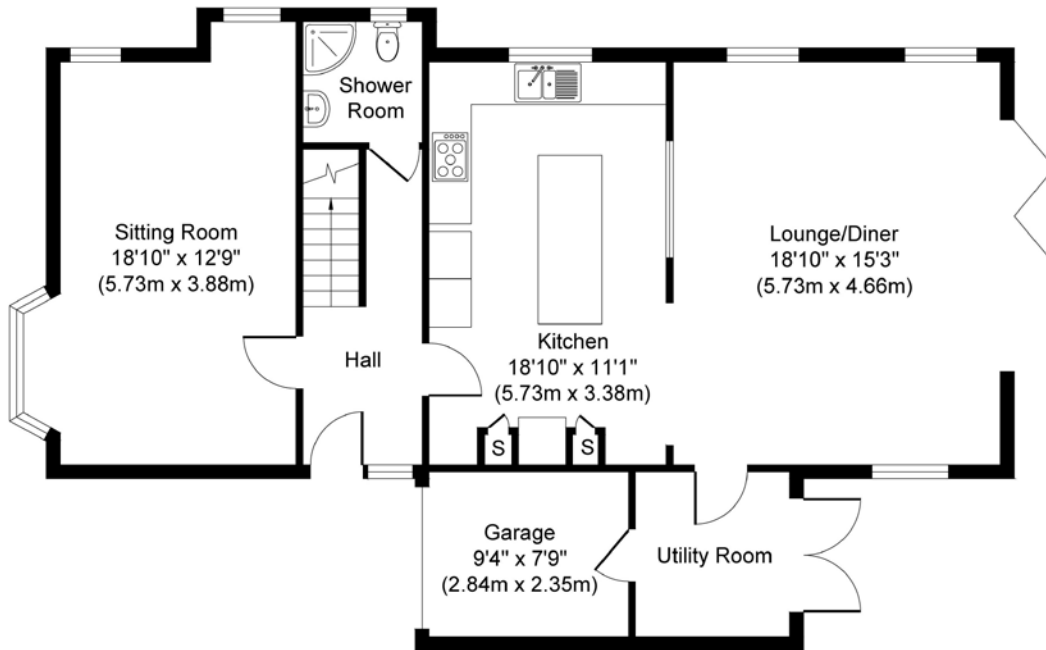
There are built-in wardrobes and a luxury ensuite with the same high-quality black fixtures found in all the other bathrooms.

OUTSIDE:

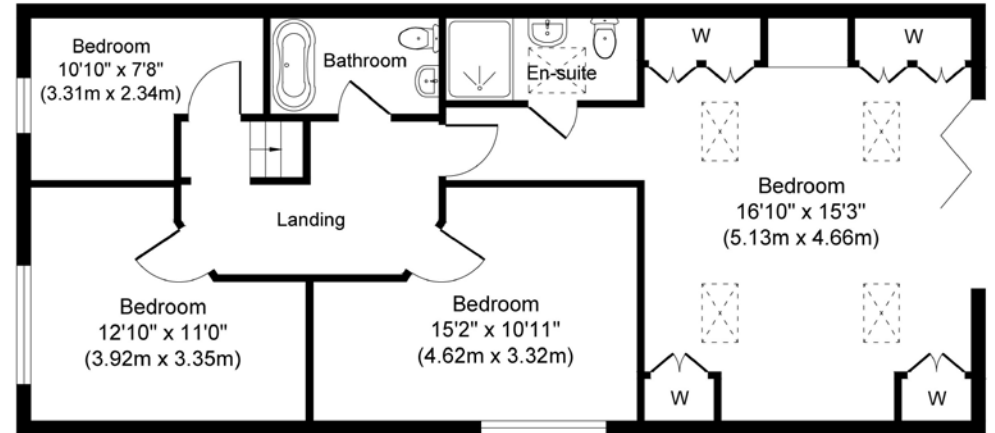
The driveway leads to a garage that has been divided, with the front section ideal for storing bikes and garden tools, while the rear portion forms a utility room accessed via the living area.

The 70ft-long garden is enclosed by fencing. A new pergola has been installed at the far end, while the swim spa included in the sale is set within the patio area, surrounded by composite decking.





Ground Floor



First Floor



TOTAL FLOOR AREA: 1755 sq. ft (163.10 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All mains services connected.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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