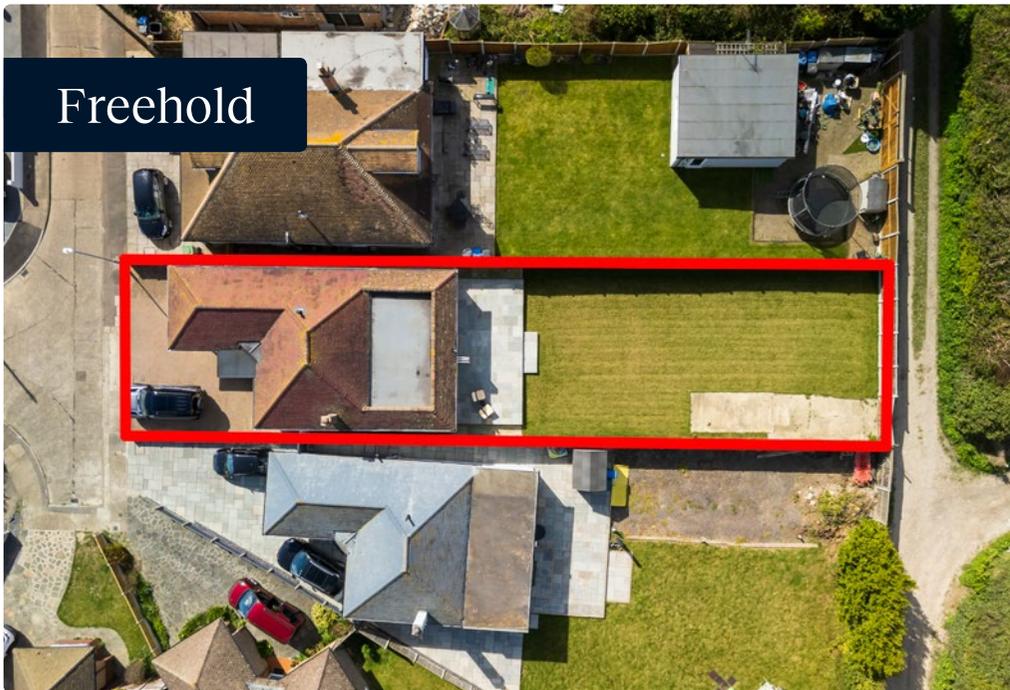




Freehold



10, Wellesley Close, Broadstairs, CT10 2HH

- Striking Three Bedroom Detached Residence
- Fully Renovated & Thoughtfully Extended
- Creatively Presented & Aesthetically Enhanced
- Three Double Bedrooms & Two Bathrooms
- Open Plan Living Area With Bi-fold Doors
- Contemporary Fully Integrated Kitchen
- Driveway To The Front & Additional Parking At The Rear
- Approx. A Mile Walk To The High Street & Beach Front



SITUATION:

Located approx. one mile to Broadstairs bustling town centre and the beach front, 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 striking detached three-bedroom residence, which has been significantly renovated and thoughtfully extended, now offering over 1,000 sq. ft. of creatively presented accommodation.

Occupying an enviable position at the far corner of Wellesley Close, the property features a driveway for two cars, as well as a 80-ft rear garden with rear access and additional parking.

During the renovation, every effort has been made to ensure the property's efficiency. A brand-new boiler and central heating system have been installed, alongside a full rewire, new windows, and added insulation, all contributing to excellent energy efficiency.

Aesthetically the property has been completely transformed with sleek bathrooms, a contemporary kitchen, fine décor, clean lines, and exceptional craftsmanship.



The contemporary front door opens into a spacious entrance hall, featuring engineered oak flooring that complements the whitewashed walls and the overall modern interior design.

The property includes three double bedrooms and a well-appointed family bathroom, which is fitted with a shower over a bathtub, a vanity basin unit, and a WC, all finished in porcelain tiles with sleek strip lighting.

The main bedroom is bay-fronted and includes a luxurious en-suite shower room. To the rear of the property, the transformation is exemplary, with bifold doors opening onto a sun terrace. This area forms part of the extension and, although fully open, is clearly divided into relaxing, dining, and cooking zones.

The kitchen boasts a range of gloss units, finished with Corian worktops. It features a large island with a breakfast bar, an integrated wine cooler, and an induction hob.

The kitchen has been cleverly designed with numerous integrated appliances, including a double smart oven, fridge freezer, dishwasher, and washing machine.

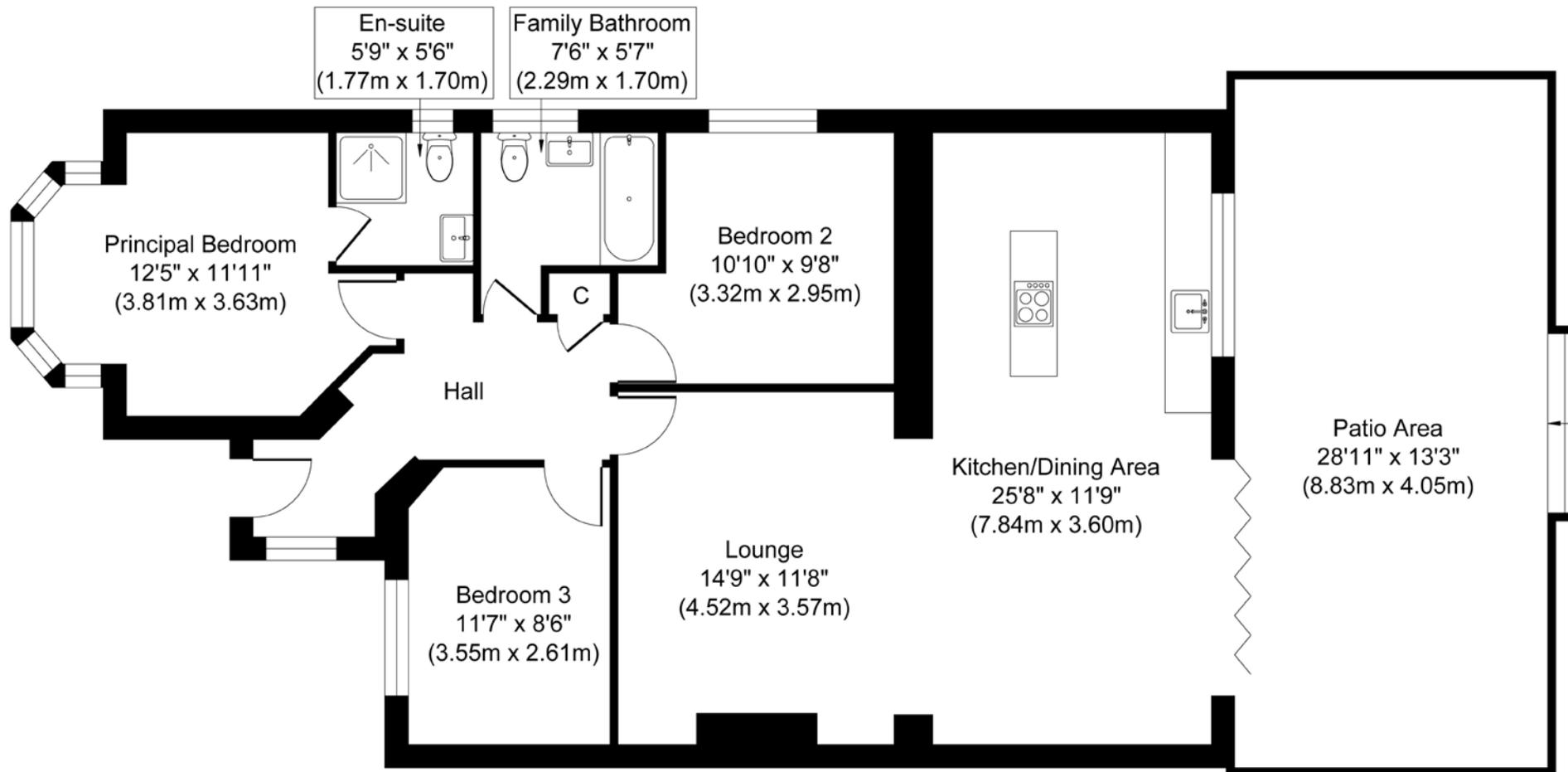
OUTSIDE:

The garden spans over 80 ft in length, predominantly laid to lawn and enclosed by fencing.

From the bifold doors, there is an expansive patio area that runs the full width of the house, offering ample space for outdoor living.







TOTAL FLOOR AREA: 1042 sq. ft (97 sq. m)



EPC RATING
C



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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