



Kingsgate Bay Road, Broadstairs

  
MILES & BARR  
EXCLUSIVE





Flat 1  
Holland House  
Kingsgate Bay Road  
Broadstairs  
Kent  
CT10 3QL



**Description**

Ground Floor

- Entrance
- Entrance Hall
- Bedroom  
15'10 x 11'4  
(4.83m x 3.45m)
- Bedroom  
15'10 x 11'5  
(4.83m x 3.48m)
- Living Room  
27'5 x 17'5  
(8.36m x 5.31m)
- Shower Room
- Kitchen  
11'5 x 8'6  
(3.48m x 2.59m)

Basement

- Hall
- Bedroom  
15'10 x 14'2  
(4.83m x 4.32m)
- Bathroom

Exterior

- Rear Garden



## Property

Found within the picturesque Holland House, is this charming ground floor sea facing apartment boasting both charm and character in abundance, with original features such as detailed coving, wooden flooring, sash windows and beautiful wooden window shutters, this home is ideal for anyone looking to own a property along this stunning coastline. Offered to the market with No onward chain this freehold apartment comes with a large sunny aspect private garden to the rear and wonderful views over Kingsgate Beach to the front. This unique period property is set over two floors, with access via the communal arched wooden doors into the visible, the ground floor comprising a spacious lounge with high ceilings, marble fire surround, stripped wooden flooring and beautiful hidden shutters, two double bedrooms with built in storage, one with views out to sea and the other with views over the garden, a shower room and modest kitchen to the rear with door to the garden. From the hallway there is a doorway down to the basement level where there is a further double bedroom and bathroom with stand alone bath.

Externally the property comes with off street parking for one car to the front, the rear sunny aspect garden is mainly laid to lawn with a fountain in the middle (currently needing work) with a variety of trees, flowers and shrubs and a paved patio area with pergola ideal for alfresco dining. There is a further set of stairs leading down to a lower paved area.

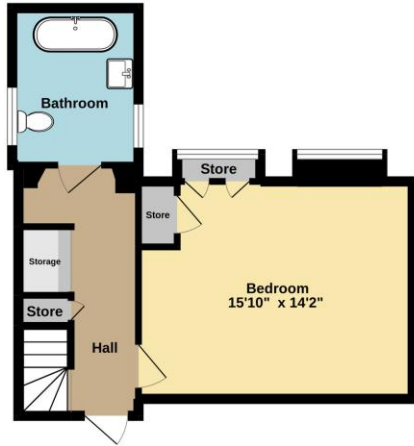


## Location

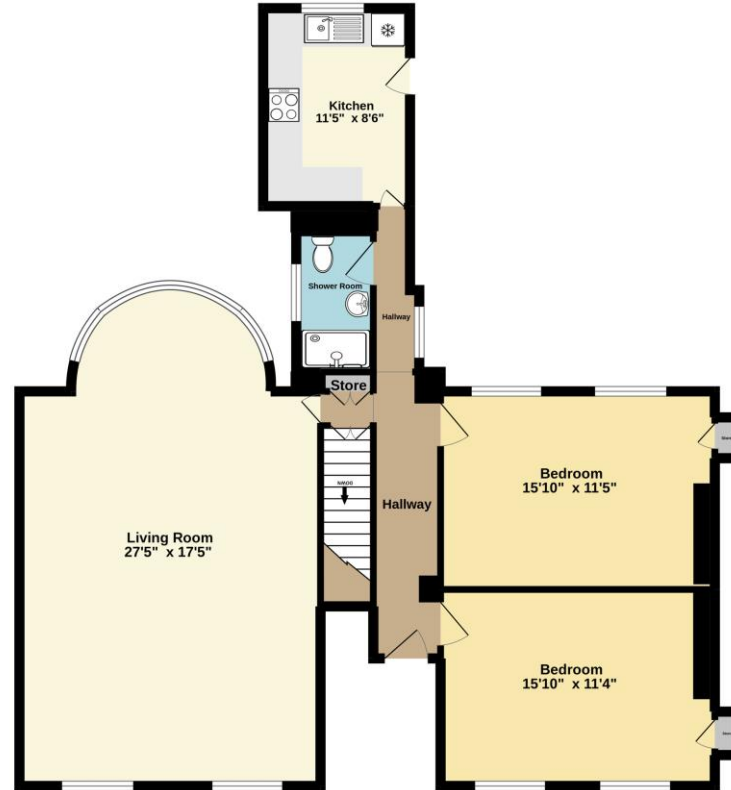
The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.



BASEMENT  
382 sq.ft. approx.



GROUND FLOOR  
1085 sq.ft. approx.



TOTAL FLOOR AREA : 1467 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2022

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)