



Dumpton Park Drive, Broadstairs







102 Dumpton Park Drive Broadstairs, Kent CT10 1RL

1 miles Broadstairs
18 miles Canterbury

1.5 miles Ramsgate
21 miles Dover

Description

Upper Ground Floor

- Hallway
- Lounge
18'3 x 17'3
(5.56m x 5.26m)
- Dining Room
20'1 x 13'10
(6.12m x 4.22m)
- Kitchen/Breakfast Room
26'0 x 21'7
(7.92m x 6.58m)
- Family Room
14'1 x 12'2
(4.29m x 3.71m)
- Utility Room
- Bathroom

First Floor

- Landing
- Master Bedroom
18'3 x 17'5
(5.56m x 5.31m)
Access to Juliette Balcony
- En-suite Bathroom
- Walk-in Wardrobe

Lower Ground Floor

- Bedroom
20'3 x 13'9
(6.17m x 4.19m)
- Bedroom
14'4 x 12'2
(4.37m x 3.71m)
- Bedroom
16'2 x 12'10
(4.93m x 3.91m)
- Bedroom
16'2 x 13'0
(4.93m x 3.96m)
- Bathroom
- Shower Room

External

- Front/Driveway
- Rear Garden

Second Floor

- Landing
- Bedroom
29'7 x 22'1
(9.02m x 6.73m)
- En-suite Shower Room
- Bedroom
29'7 x 18'9
(9.02m x 5.72m)
- En-suite Shower Room





Property

Set back from the road, approached via a large driveway leading straight to the lower ground garage, is this substantial newly built seven bedroom detached home offering the latest in modern design.

The pathway leads you up to the impressive front doors opening onto a spacious hallway where you are drawn to the oak and glass doors opening into the kitchen/breakfast area with bi folding doors out to the garden. The kitchen boasts Rangemaster cooker, American fridge/freezer and a central island breakfast bar with two sinks and dishwasher, there are also a further two large reception rooms looking towards the seafront, a utility room housing two Worcester boilers and a bathroom.

There are impressive oak staircases leading to each floor, including one to the lower ground floor from the hallway, the staircase leading to the first floor opens up onto a vast galleried landing leading to five double bedrooms, including the master bedroom with Juliette balcony offering views out to sea, a dressing room and modern en-suite bathroom. The other bedrooms are served by a family bathroom and separate shower room. The second floor adds a further two bedrooms with exceptional elevated views out to Louisa Bay and both offering en-suite facilities.

Externally the driveway offers off street parking for numerous cars leading to an integral garage, with gated side access to the rear garden with a patio terrace area perfect for alfresco dining and two further tiered levels laid to lawn.



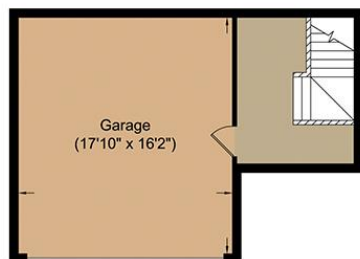
Location

The sought-after seaside town of Broadstairs, with its 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.

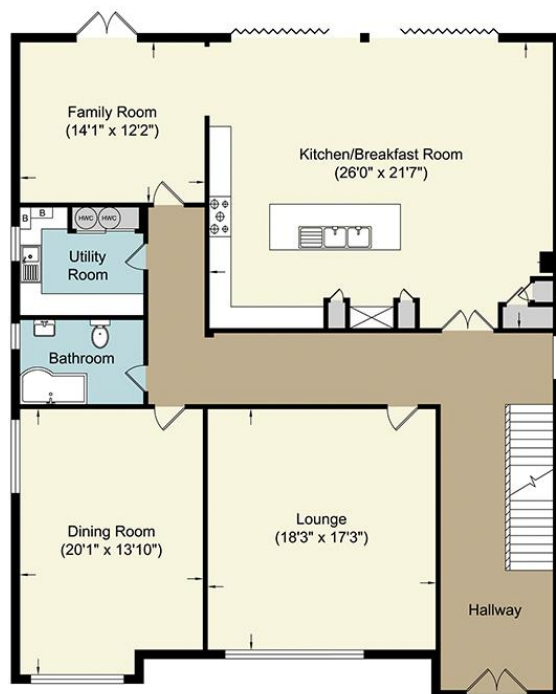
Sporting and recreational opportunities in the area include; a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top & beach walking, horse 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.

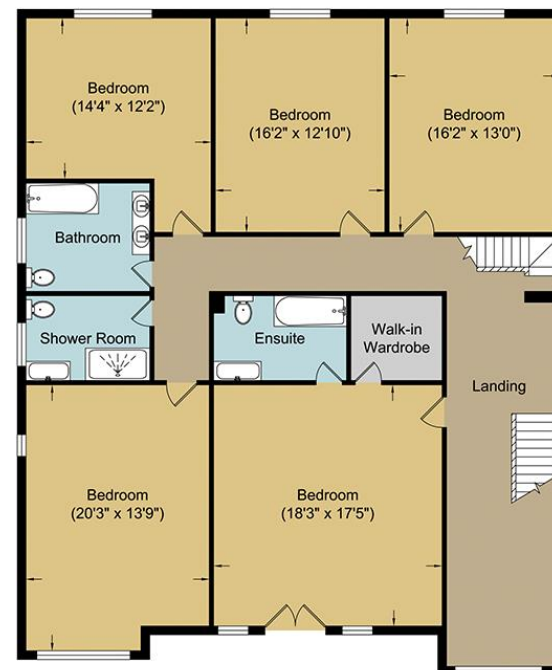




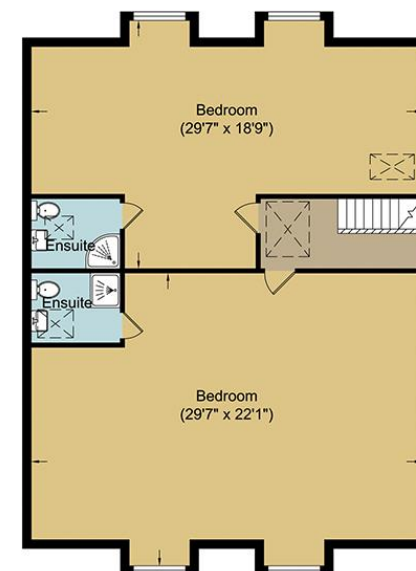
Lower Ground Floor
Approximate Floor Area
395.60 sq. ft.
(36.80 sq. m)



Upper Ground Floor
Approximate Floor Area
1916.70 sq. ft.
(178.10 sq. m)



First Floor
Approximate Floor Area
1929.60 sq. ft.
(179.30 sq. m)

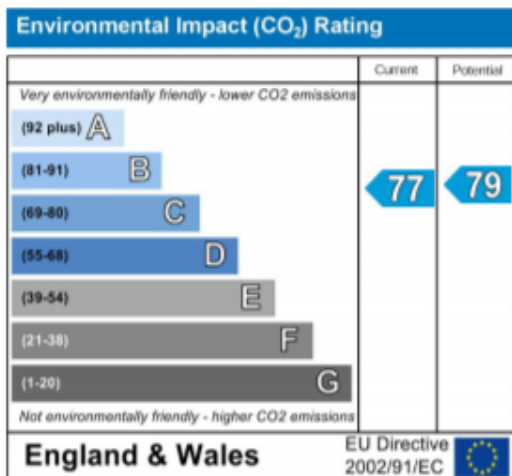
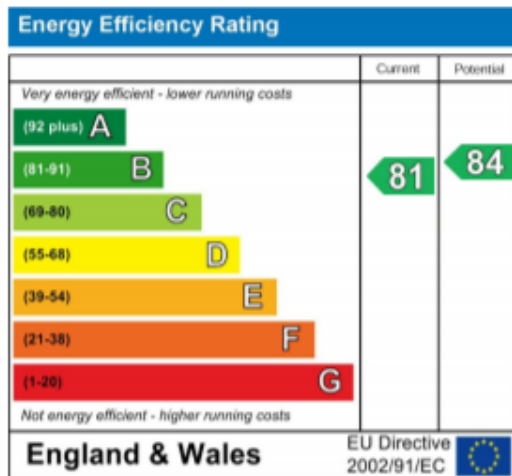


Second Floor
Approximate Floor Area
1075.70 sq. ft.
(99.90 sq. m)

TOTAL APPROX FLOOR AREA 5318.44 SQ. FT. (AREA 494.10 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

www.upzoom.co.uk ©2018



Important Notice:

In accordance with the Property Misdescriptions Act (1991) 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.

Viewing

Strictly by appointment with Miles and Barr Exclusive

Broadstairs Office

123 High Street
Broadstairs
Kent
CT10 1NQ

T: 01843 888444

E: Broadstairs@milesandbarr.co.uk

Exclusive Office

14 Lower Chantry Lane
Canterbury
Kent
CT1 1UF

T: 01227 200600 (Option 2)

E: Exclusive@milesandbarr.co.uk

Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



14 Lower Chantry Lane, Canterbury,
Kent CT1 1UF
Tel: 01227 200600
Email: exclusive@milesandbarr.co.uk

