





84 STANLEY ROAD, BROADSTAIRS, CT10 1BN

OFFERS IN EXCESS OF £500,000

- Brand-new three bedroom semi-detached chalet bungalow finished to a high contemporary standard
- Three generous double bedrooms, including a principal suite with sleek en-suite shower room
  - Bright, open-plan living space ideal for modern family life
- Underfloor heating throughout, powered by an air source heat pump
- Solar panels, high-grade insulation and EV charging for low running costs
  - Off-street parking and a neatly landscaped, low-maintenance rear garden with porcelain paving and lawn
  - Freehold ownership with an excellent EPC rating reflecting its sustainable design
  - Less than a mile from the beach and just over half a mile from Broadstairs town centre
- Easy access to independent shops, restaurants, cafés, the Viking Coast Trail and nearby golf courses including North Foreland and Royal St George's
- Well served by highly regarded schools and Broadstairs station, with high-speed trains to London from approximately 1 hour 18 minutes









## ABOUT THIS HOME

This beautifully finished brand-new three bedroom semi-detached chalet bungalow offers contemporary living with sustainability firmly at its core. Designed with both style and efficiency in mind, the accommodation includes three generous double bedrooms, with the principal bedroom benefitting from a sleek en-suite shower room. The heart of the home is the bright, open-plan living space, finished to a high specification and ideal for modern family life. Underfloor heating runs throughout, powered by an air source heat pump, while solar panels, high-grade insulation and EV charging ensure impressively low running costs. Externally, the property enjoys off-street parking and a neatly landscaped, low-maintenance rear garden combining porcelain paving with lawn — perfect for easy outdoor living. The home is offered freehold and further benefits from an excellent EPC rating, reflecting its forward-thinking design and build quality.

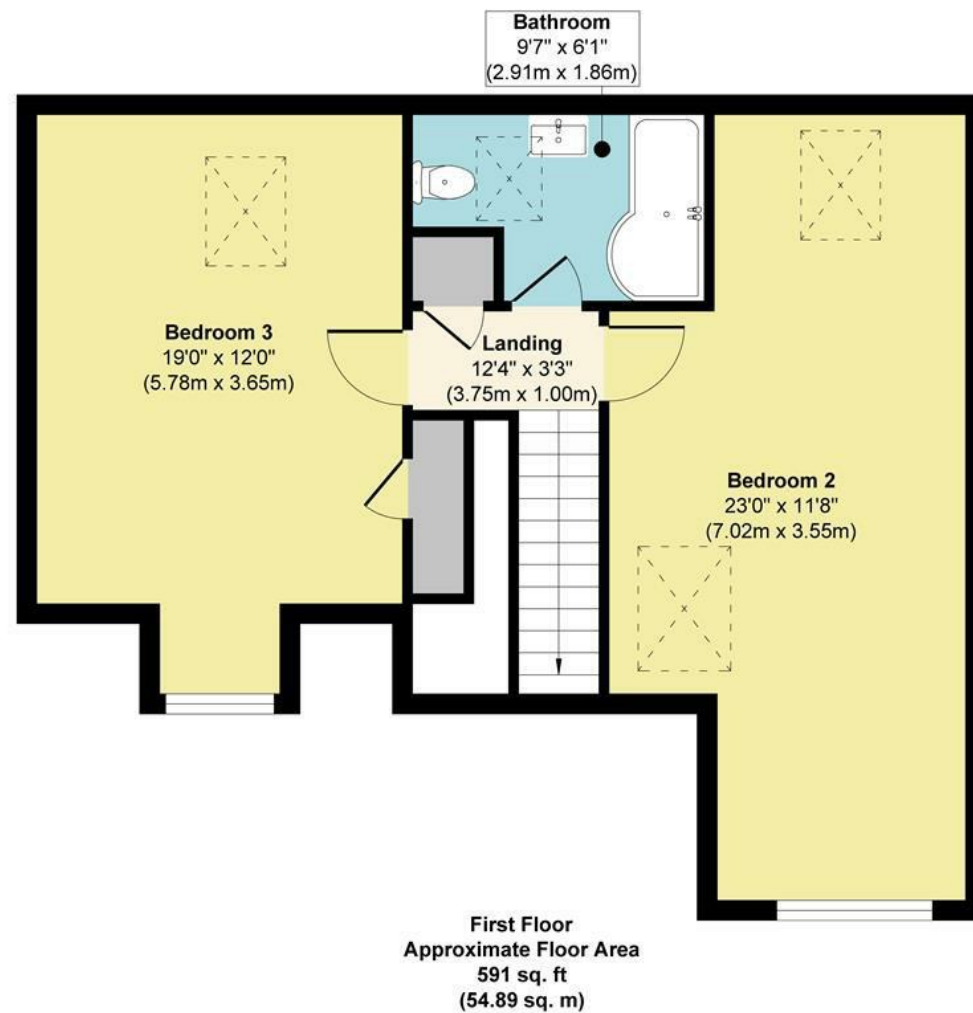
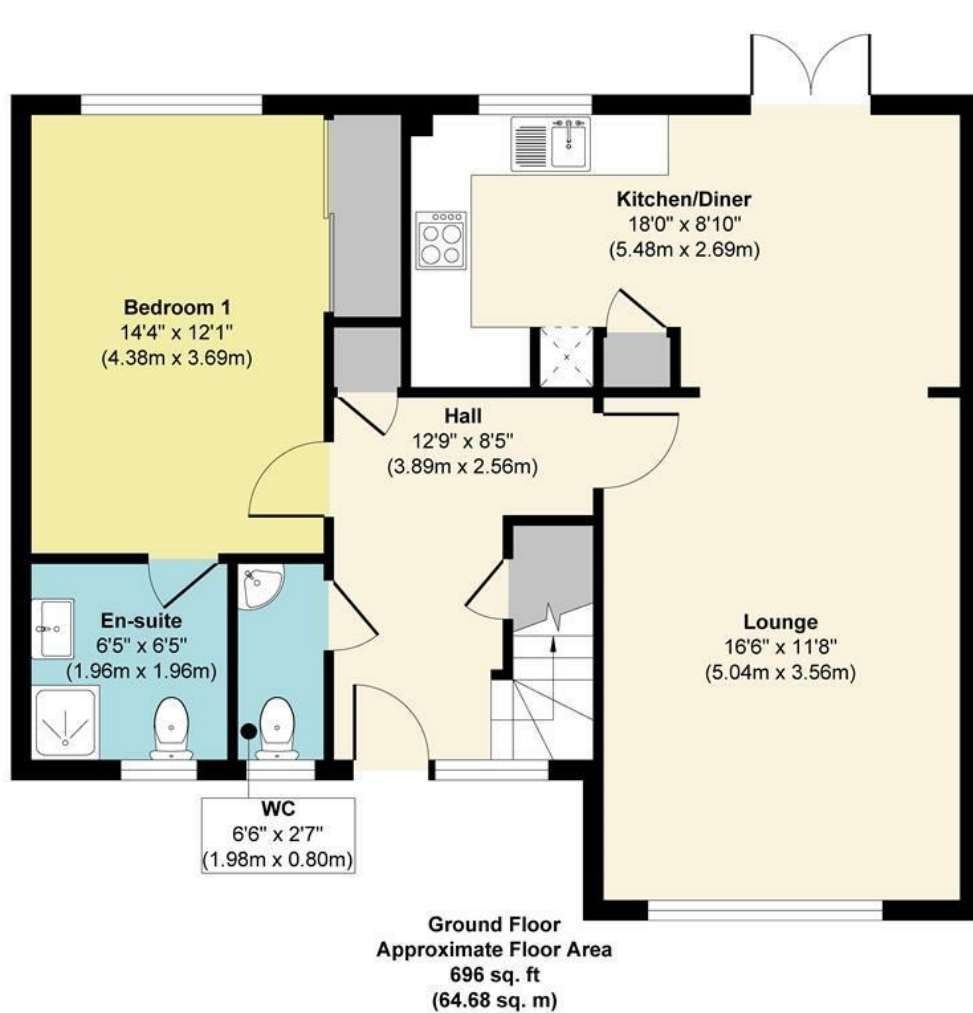




OWNERS COMMENTS



# 84 Stanley Road, Broadstairs



**Approx. Gross Internal Floor Area 1287 sq. ft / 119.57 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

## ABOUT THE AREA

Stanley Road offers a true best-of-both-worlds location, positioned less than a mile from the beach and just over half a mile from Broadstairs town centre. The town itself is home to a vibrant mix of independent shops, smart restaurants and charming cafés. Leisure time is well spent exploring the scenic 32-mile Viking Coast Trail on foot or by bike, taking advantage of sailing or surfing lessons, or simply enjoying the relaxed seaside atmosphere. Golfers are particularly well catered for, with North Foreland Golf Club a mile away and the renowned championship Royal St George's Golf Club in nearby Sandwich around 24 minutes away by car (10.9 miles).

The area is exceptionally well served for education, offering an excellent choice of schooling including Dane Court Grammar School, Chatham & Clarendon Grammar School, and highly regarded independent options such as Wellesley House and Haddon Dene Preparatory Schools. For younger children, St Peter's in Thanet Church of England Junior School is just a 6-minute walk (0.2 miles), while Callis Grange Nursery and Infant School is approximately an 11-minute walk (0.5 miles).

For those commuting to London, Broadstairs station is a short 3-minute drive (0.8 miles) away, providing high-speed services to the capital with journey times from approximately 1 hour 18 minutes — ideal for buyers seeking coastal living without compromising on connectivity.





# ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

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