



Dumpton Park Drive, Broadstairs





10 The Lawns
56 Dumpton Park Drive
Broadstairs
Kent
CT10 1RJ



Description

Top Floor

- Hallway
- Kitchen/Lounge
37'0 x 22'8
(11.28m x 6.91m at
widest points)
- Balcony
- Bedroom One
18'5 x 17'5
(5.61m x 5.31m)
- Dressing Room
11'10 x 6'11
(3.61m x 2.11m plus
built-in wardrobes)
- En-suite Bathroom
- Bedroom Two
20'10 x 14'8
(6.35m x 4.47m plus
built-in wardrobe)
- Jack 'n' Jill Shower
Room

External

- Underground
Garaging for Two
Cars

Property

An absolutely stunning two bedroom penthouse apartment found in a sought-after and desirable Broadstairs location enjoying sea views from the front. The property has been maintained and aesthetically improved in excellent condition and was built to a high-specification enjoying a superb kitchen designed by AJ Ball complete with integrated appliances. There is Travertine flooring with under floor heating, triple glazing and secure underground garaging for two cars. The two bedrooms both have en-suites, the master bedroom has a fully refurbished en-suite and a dressing room. To the front there is a balcony from which to enjoy the views. There is a lift in the building with exclusive access to the penthouse apartment from the hallway. Court 10 has a modern contemporary open plan feel which would make a fabulous home or for someone looking for a holiday/weekend retreat. Broadstairs town centre is approximately half a mile away where you will find a variety of shops, bars, restaurants and cafes.



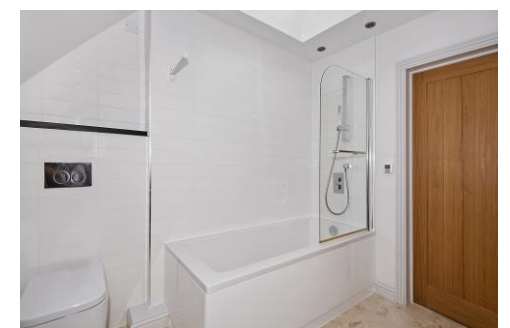
Location

Situated in 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. 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.


There are also a number of highly regarded schools in the area, in both the public and private sectors and at primary and secondary levels.





Approximate Floor Area
1891.21 sq. ft.
(175.70 sq. m)

TOTAL APPROX FLOOR AREA 1891.21 SQ. FT. (AREA 175.70 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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