



170 Percy Avenue  
Broadstairs, Kent



## A characterful detached home with period features, coastal charm and flexible living space inside and out

This well-positioned home benefits from a generous south-facing garden, triple-aspect living spaces and excellent natural light throughout. Thoughtful touches such as a built-in breakfast bar, bespoke storage and glazed garden access enhance day-to-day living, while a peaceful setting and mature planting provide privacy and a sense of retreat.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**OFF-STREET PARKING**



**LARGE PRIVATE GARDEN**



**FREEHOLD**



**TOWN**



**1,884 SQ FT**



**GUIDE PRICE  
£925,000**

### The property

170 Percy Avenue offers almost 2,000 sq ft of stylish and well-presented accommodation arranged over two light-filled floors.

A covered porch leads into a spacious reception hall featuring stained glass detailing, wooden accents, and a cast-iron fireplace. A decorative archway frames the staircase, beneath which lies a useful cloakroom.

To the front of the house is a generously proportioned sitting room with a wide box bay window, a circular stained glass feature, and a wood-burning stove set into an exposed brick hearth. Soft heritage tones and dark-stained floorboards enhance the warm and welcoming atmosphere. To the rear, a spacious triple aspect dining/family room enjoys wooden flooring and glazed double doors opening onto the side aspect, creating an ideal setting for entertaining and family life.

The kitchen is contemporary in style, fitted with matte-finish cabinetry, integrated appliances, wooden

worktops, and terrazzo-effect flooring. Open shelving and a built-in breakfast bar beneath a large window add both practicality and charm.

The property also benefits from a converted garage, now a versatile study or gym with recessed lighting and wooden flooring, accessible from both the front and rear of the property.

The first floor provides a rear aspect principal bedroom with large windows and full-height fitted wardrobes. The adjoining room is currently arranged as a home office, offering natural light and ample space for a desk setup. Three further bedrooms, a modern family bathroom, and a separate shower room complete the accommodation on this level.

















## Outside

Set back from the road, the property is approached via a gravelled driveway providing off-street parking and access to the adaptable gym or study, complete with barn-style doors. A mature leafy border affords additional privacy, while a round window and decorative timberwork lend further architectural charm.

To the rear, the substantial garden is a particular feature. A broad paved terrace encircles the house and incorporates a sheltered section, well suited for al fresco dining.

From the terrace, a short flight of steps rises to an extensive lawn bordered by flowering shrubs, established trees and vibrant planting, offering year-round interest. This private and tranquil outdoor space also includes a garden shed and provides ample room for entertaining, recreation, or quiet relaxation.

## Location

Broadstairs offers a wide range facilities, together with several beautiful beaches and parks; it is located within easy reach of the stunning Kent Downs Area of Outstanding Natural Beauty.

Further amenities can be found at the Westwood Cross Shopping Centre as well as an array of leisure, cultural and educational facilities in the harbour town of Ramsgate and cathedral city of Canterbury.

The High Speed rail service to London St Pancras runs direct from Broadstairs with journey times from 78 minutes, and the nearby A299 Thanet Way gives access to the motorway network. The area has good access to the Continent via Eurotunnel and the Port of Dover.

## Distances

- Ramsgate 2 miles
- Margate 4 miles
- Canterbury 17 miles
- Dover 21 miles
- Ashford 35 miles

## Nearby Stations

- Broadstairs
- Margate
- Dumpton Park

## Key Locations

- Dickens House Museum (Broadstairs)
- Crampton Tower Museum (Broadstairs)
- Kingsgate Bay
- Botany Bay
- Ramsgate Tunnels
- Turner Contemporary (Margate)

## Nearby Schools

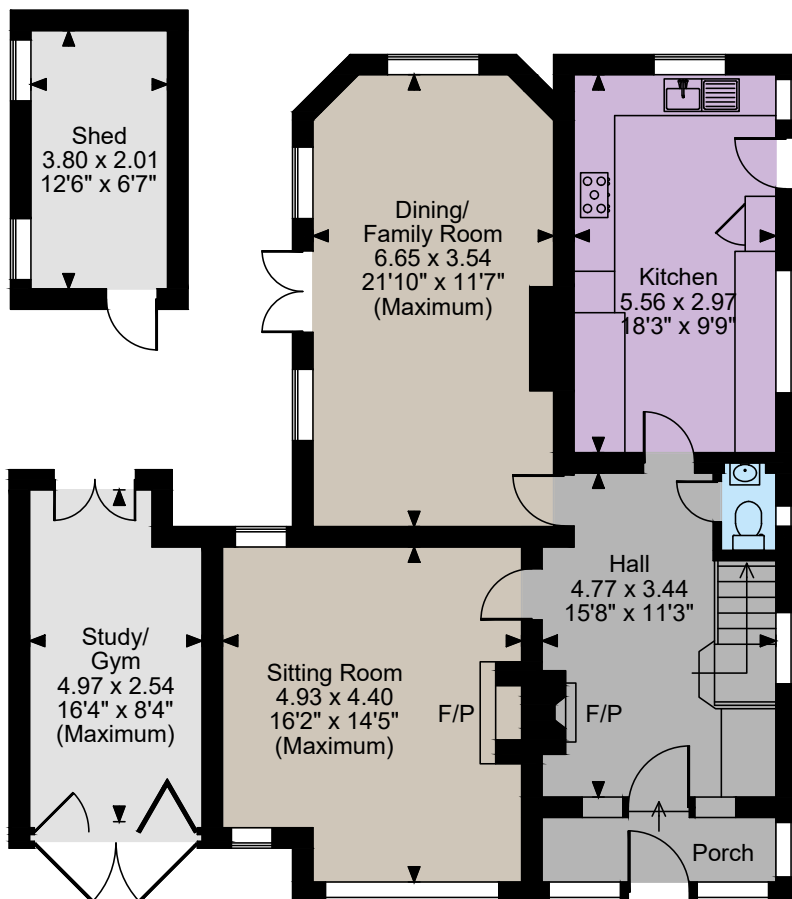
- St Peter in Thanet CofE Junior School
- Stone Bay School
- St Lawrence College Junior School
- St Lawrence College
- Junior Kings/The King's School, Canterbury
- Dane Court Grammar School
- Chatham & Clarendon Grammar School
- Broadstairs College (EKC Group)



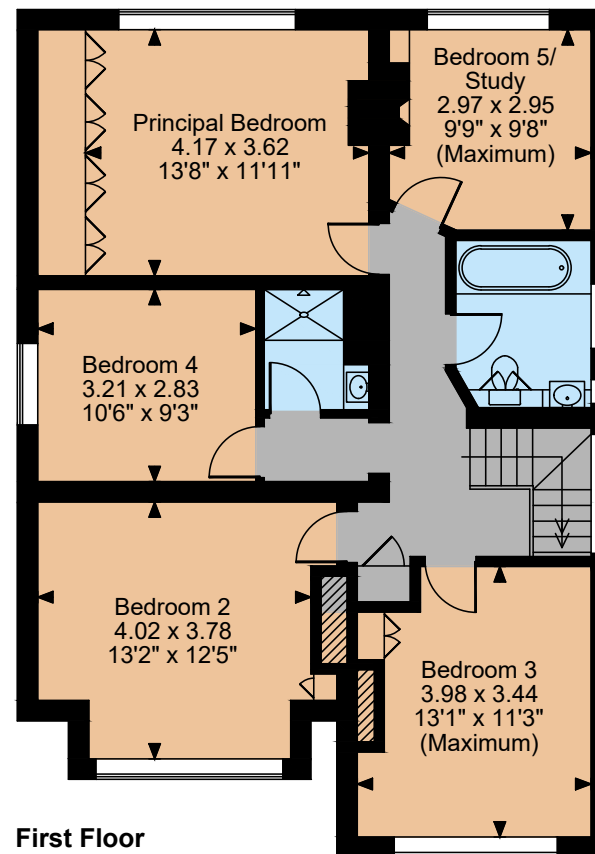








**Ground Floor**



**First Floor**



## Floorplans

Main House internal area 1,884 sq ft (175 sq m)

Study/Gym and Shed internal area 211 sq ft (20 sq m)

Total internal area 2,095 sq ft (195 sq m)

For identification purposes only.

## Directions

CT10 3LF

what3words: ///gears.demand.gain - brings you to the driveway

## General

**Local Authority:** Thanet District Council

**Services:** All mains services; gas heating

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** E

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

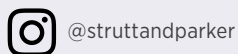
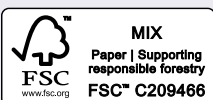
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## Canterbury

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