



La Bonte, Fair Street,  
Broadstairs, CT10 2JP  
OIRO £725,000

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# La Bonte

## Fair Street, Broadstairs

A sympathetically converted and extended former stable block in a desirable private setting yet within close proximity to local amenities

### Situation

Fair Street is a highly sought after location and is ideally situated for arguably the best schools within Broadstairs. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. 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 vibrant town centre boasts an eclectic mix of boutique shops, bars and restaurants. Westwood Cross shopping centre is also nearby and offers a further selection of high street stores, Vue cinema and various eateries.

### The Property

An exceptional and unique conversion of a former stable block believed to date back to 1830. La Bonte is a beautifully presented 'hidden gem', retaining many attractive features whilst blending some stunning modern touches. The accommodation is presented over two floors and comprises: entrance hall, ground floor shower room / cloakroom with Mira digital shower and 'no-touch switch' heated mirror light, three reception rooms, fitted kitchen with NEFF appliances, principal bedroom with attractive Juliet balcony and hay loft door, walk through wardrobe leading to walk-in loft area, two further double bedrooms and a spacious family bathroom decorated in traditional Victorian style. There is access to two lofts from the landing. Further benefits include wooden double glazed windows and gas fired central heating.

### Outside

Accessed via double wooden gates, the front garden is beautifully manicured with an extensive selection of established tree, shrub and flower borders. A gravelled drive leads to the garage with further parking and a paved York Stone area immediately to the front. The garage is insulated with an up and over door, which could be electrified, and has plumbing and space for a washing machine and tumble dryer. Fitted water softener, two cold water taps for the hose (one using soft water). A side access leads to the rear garden which is mainly laid to lawn with a paved seating area, rear access onto Fairacre (cul-de-sac), log store and a useful workshop which is fully insulated with loft storage and could be used as a home office / treatment room, etc.

### Services

All main services are understood to be connected to the property.

### Local Authority

Thanet District Council, PO Box 9, Margate, Kent, CT9 1XZ.

**Current Council Tax Band: E**

**EPC Rating: D**

### Agents Note

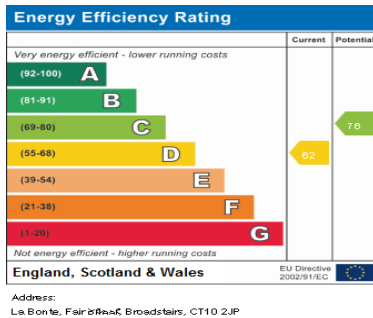
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



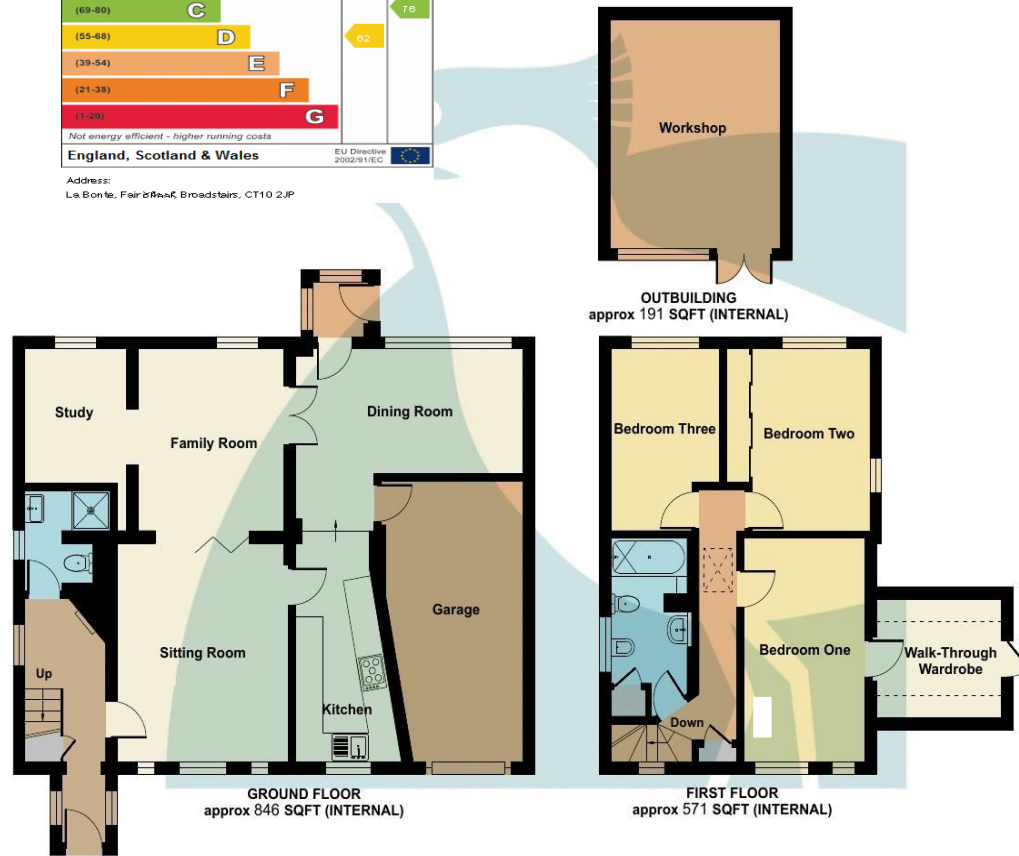


To view this property call Colebrook Sturrock on **01304 612197**





Approximate Area = 1597 sq ft / 148 sq m (includes garage)  
Limited Use Area(s) = 29 sq ft / 3 sq m  
Outbuilding = 191 sq ft / 18 sq m  
Total Area = 1817 sq ft / 169 sq m  
For identification only - Not to scale



## Entrance Hall

## Sitting Room

14' 11" x 12' 4" (4.54m x 3.76m)

## Family Room

12' 2" x 10' 6" (3.71m x 3.20m)

## Study

9' 2" x 6' 9" (2.79m x 2.06m)

## Dining Room

15' 11" x 8' 5" (3.53m x 2.56m)

## Kitchen

14' 10" x 8' 1" (4.52m x 2.46m)

## Downstairs Shower Room/WC

## First Floor

## Bedroom One

14' 7" x 8' 9" (4.44m x 2.66m)

## Walk-Through Wardrobe

8' 2" x 8' 1" (2.49m x 2.46m)

## Bedroom Two

12' 2" x 10' 4" (3.71m x 3.15m)

## Bedroom Three

12' 2" x 7' 11" (3.71m x 2.41m)

## Garage

18' 4" x 10' 11" (5.58m x 3.32m)

## Workshop



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 817390



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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