



GUILDCREST ESTATES



21 Brassey Avenue, Broadstairs CT10 2DS





GUILDCREST ESTATES

Brassey Avenue, Broadstairs  
CT10 2DS

£550,000

Situated on the highly sought-after Brassey Avenue in Broadstairs, this charming 1930's semi-detached family home effortlessly combines period character with modern-day family living. Offering four generously proportioned bedrooms, the property is perfectly suited to growing families seeking both space and style in one of the town's most prestigious locations.

The accommodation includes three spacious reception rooms, providing versatile living and entertaining space, while a wealth of original features adds warmth, charm, and a sense of history throughout. Notable features include a beautiful stained-glass window, three original fireplaces—two in working order and two with their original surrounds—and the delightfully quirky blue toilet and hand basin in the downstairs cloakroom, are also original features of this wonderful home.

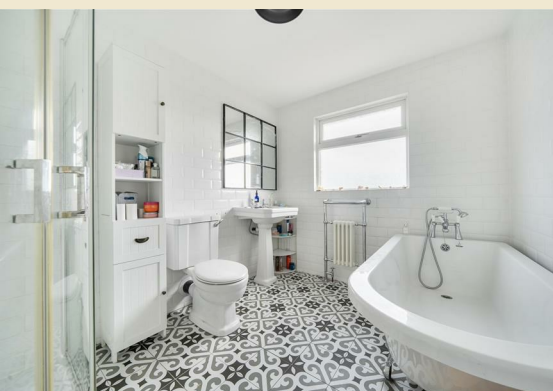
Outside, the property enjoys a generous south-facing rear garden with a Indian Riven stone patio, creating an ideal setting for family life, outdoor entertaining, and relaxing in the sunshine. Hidden away at the rear of the garden is an original Second World War bomb shelter, offering a unique glimpse into the property's past. Further benefits include a garage and off-road parking for up to three vehicles.





This home has been cherished by just two families throughout its history, a testament to its enduring appeal and exceptional location. Ideally positioned within easy reach of the beach, the town centre, and Broadstairs railway station, the property offers the perfect balance of coastal living and everyday convenience.

Combining character, generous accommodation, fascinating original features, and a prime location, this is a rare opportunity to acquire a truly special family home in one of Broadstairs' most desirable addresses.





GUILDCREST ESTATES

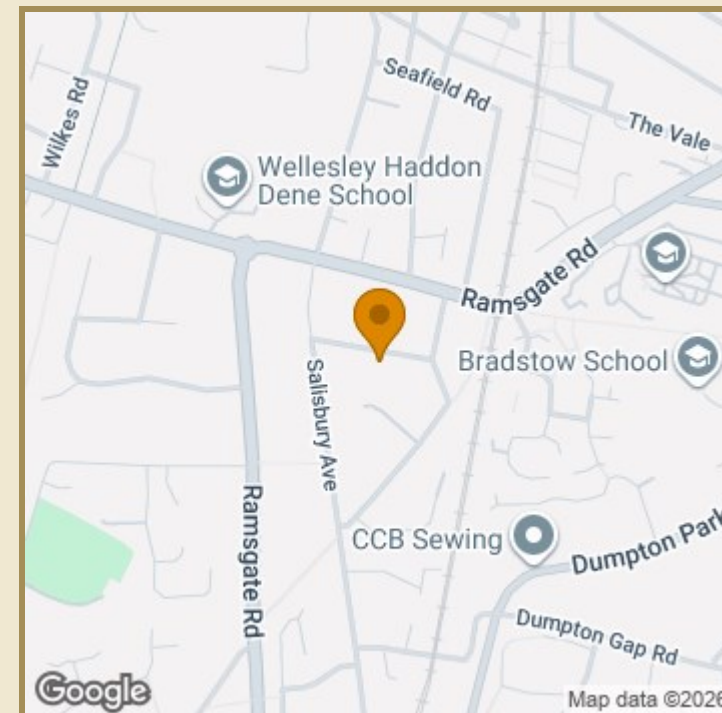
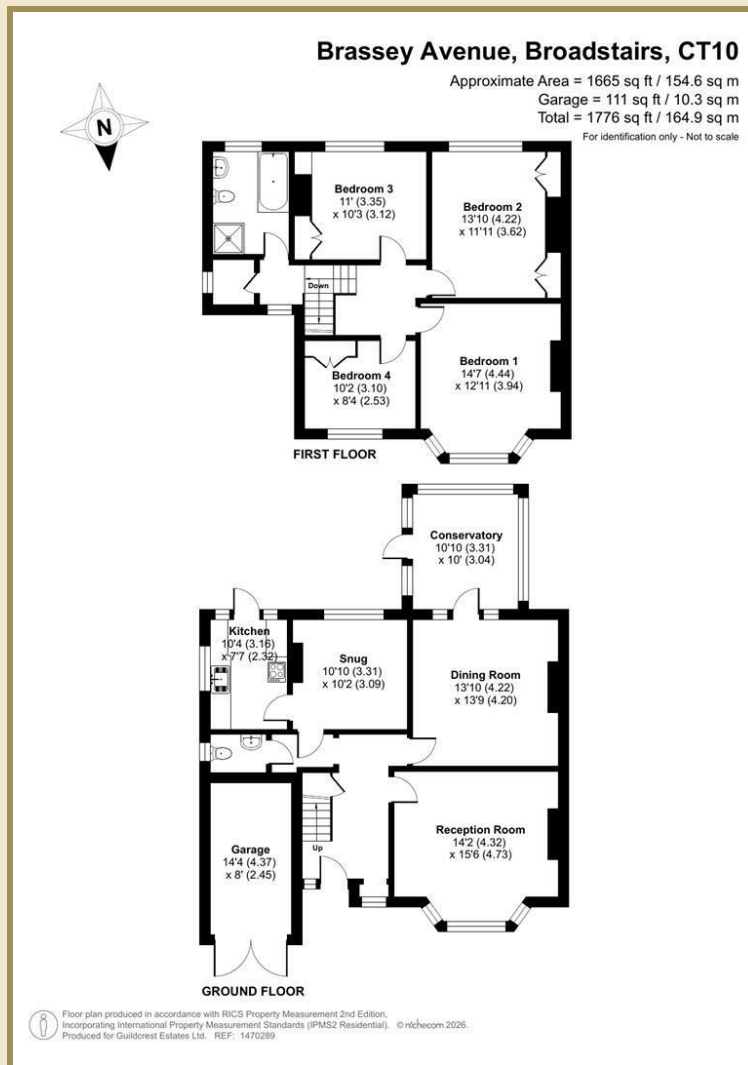
## Key Features

- Beautiful 1930s semi detached family home
- Located in one of the most sought after roads in Broadstairs
- Lounge and separate dining room
- Original features including open fireplaces and a stain glass window
- 4 double bedrooms
- Garage and off street parking
- Good size rear garden
- Great location close to the town centre and beach

## Important Information

Freehold  
House - Semi-Detached  
1776.00 sq ft  
Council Tax Band D  
EPC Rating

£550,000



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	



01843 272200 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.