



GUILDCREST ESTATES



23 St Peters Court, Broadstairs, Kent CT10 2UU





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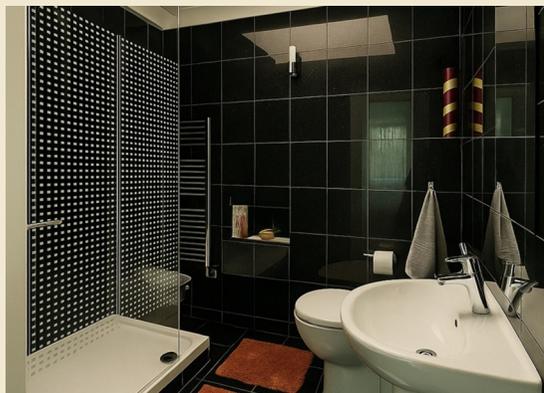
£2,200 Per month

A spacious four bedroom detached family home set within a quiet cul-de-sac in the desirable St Peters Court area of Broadstairs. The property offers generous and flexible accommodation, including multiple en-suite bedrooms, two reception rooms, a dedicated home office and off street parking, making it ideally suited to modern family living of for professional working from home and commuting to London.

The ground floor provides two spacious reception rooms, offering flexible areas for both everyday living and entertaining. Also on this level is a well-proportioned bedroom with en-suite facilities, ideal for guests or multi-generational living, alongside a modern family bathroom and a dedicated home office/study, perfectly suited for remote working or a study.

Upstairs are three further bedrooms, including a generous principal bedroom with en-suite shower room, providing privacy and comfort. The remaining bedrooms are well sized and adaptable for family use.

The property benefits from a private, low-maintenance rear garden, idea for outdoor dining, children's play or summer entertaining without the burden of excessive upkeep. To the front, a driveway provides convenient





off-street parking, enhancing day-to-day practicality.

Situated close to local amenities, reputable schools, and the Broadstairs coastline, this property offers an excellent balance of peaceful residential living and accessibility. The quiet cul-de-sac setting makes this a particularly attractive option for families.

EPC rating: D

Council Tax Band: E

Furnishing: unfurnished

Security deposit: £2,538

Pets: by agreement subject to Landlord approval





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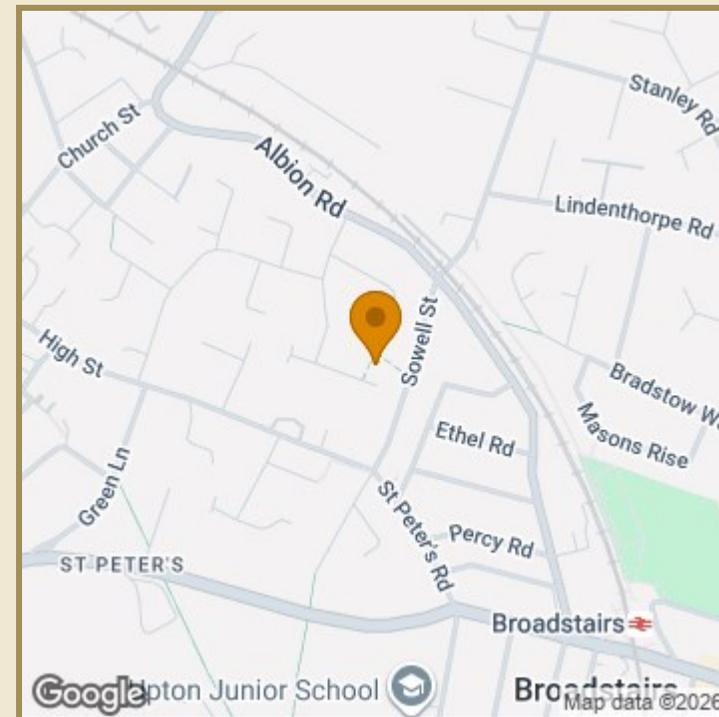
Key Features

- Spacious four-bedroom detached family home with dedicated home office
- Quiet cul-de-sac location ideal for family living
- Multiple en-suite bedrooms
- Two reception rooms
- Excellent High-Speed trains; 1hr 21mins to St Pancras International
- Close to schools, amenities, golf courses and award winning beaches
- Private, low maintenance garden
- Driveway providing convenient off-street parking
- White goods included

Important Information

House
2228.00 sq ft
Council Tax Band E
EPC Rating

£2,200 Per month



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) A | | | |
| (81-91) B | | | |
| (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 | | |

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



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