



2, Church Square, Broadstairs, CT10 1HB

GUIDE PRICE £350,000 to £375,000



## 2, Church Square, Broadstairs, CT10 1HB

Situated in the heart of Broadstairs' historic conservation area, this utterly charming two-bedroom period cottage is full of character and coastal charm. Situated in Church Square – a pretty, tucked-away setting just a short stroll from Viking Bay and the bustling town centre – this beautifully presented home offers a unique blend of old-world appeal and modern comfort.

Inside, the layout is arranged over four floors. On the lower ground level, you'll find a stylish, well-appointed kitchen with space for dining, finished in soft neutral tones and featuring wood-effect tiled flooring and integrated appliances. The ground floor reception room is warm and inviting with exposed ceiling beams, a feature fireplace, and timber floorboards that perfectly complement the cottage's rustic character.

Upstairs, the first floor hosts a double bedroom with built in wardrobe and a modern shower room with natural light and tasteful fittings. The top floor is home to the principal bedroom – a wonderfully cosy retreat with exposed beams, built in wardrobe and ample space for a large bed and additional furnishings.

Outside, the property enjoys a communal courtyard setting where residents can relax and enjoy the peaceful surroundings. From the doorstep, you can meander down to the beach in moments or explore the town's boutique shops, cafés, and restaurants. Whether you're searching for a weekend escape, holiday let, or a full-time coastal home, this gem in the heart of Broadstairs is ready to move straight into and enjoy.

Also worthy of particular note is that the property has been run as a very successful holiday let business and managed by 'The Fishermen's Cottages' - a local AirBnb host/ management agency and this arrangement can continue for any future owner. Alexander Russell will happily introduce prospective buyers to the holiday let managers on request.







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## GROUND FLOOR -

Entrance

Living Room - 4.14m x 3.35m (13'7" x 11'0")

## LOWER GROUND FLOOR -

Kitchen/ Dining Room - 3.89m x 3.33m (12'9" x 10'11")

## FIRST FLOOR -

Landing

Bedroom Two - 3.33m x 2.54m (10'11" x 8'4")

Shower Room - 1.63m x 1.5m (5'4" x 4'11")

## SECOND FLOOR -

Bedroom One - 4.14m x 3.33m (13'7" x 10'11")

## EXTERNAL -

Front Courtyard

## COUNCIL TAX -

Thanet District Council

Currently rated as -

Holiday Let/ Accommodation/ Short-Term Let

Other Than CH01

Previously rated -

Band A (£1,607.84 PA)

**TENURE** - Freehold

**EPC RATING** - 55 | D

**HEATING** - Gas Central Heating

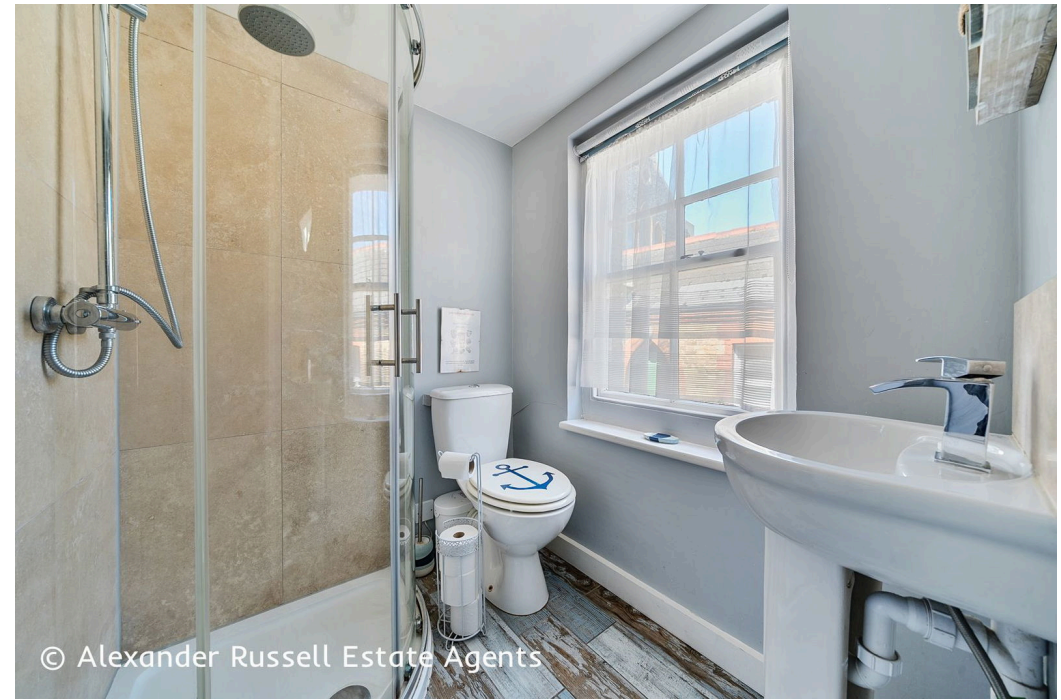
**LISTED BUILDING** - Grade II Listed

**CONSERVATION AREA** - Yes

**SERVICES** - All mains services are connected to the property

**BROADBAND** - Fibre to the cabinet broadband available







**PARKING** - Church Square is an adopted public highway so cars can be taken into the square. There's also plenty of available free parking on the Eastern Esplanade only a couple of minutes walk away.

**OUTSIDE SPACE** - Shared courtyard to front

**RESTRICTIONS, RIGHTS AND EASEMENTS -**

On review of the title register, there are legal rights and obligations relating to boundaries and access/ light under a historical transfer – ask your legal representative for further details. To the best of our knowledge, there are no unusual rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*

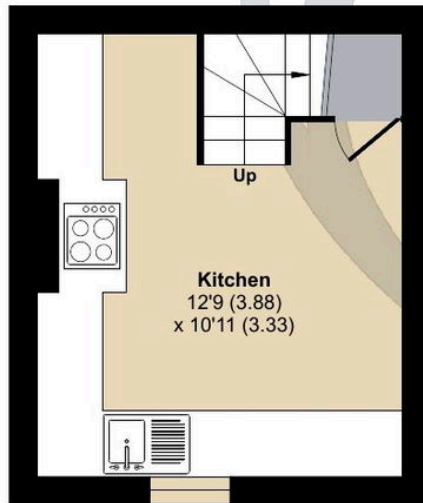




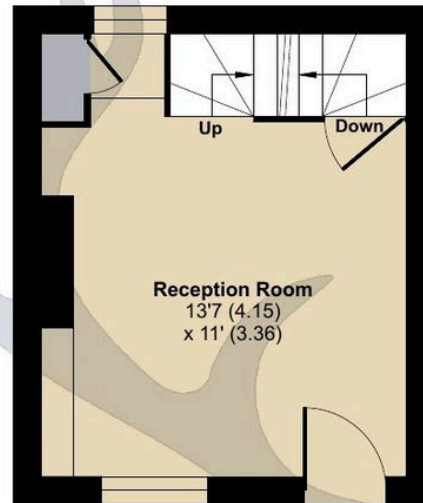
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Approximate Area = 576 sq ft / 53.5 sq m

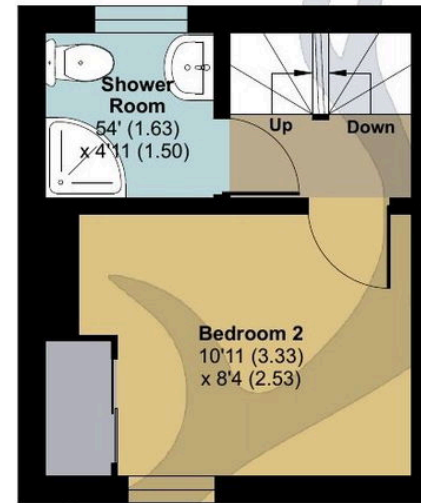
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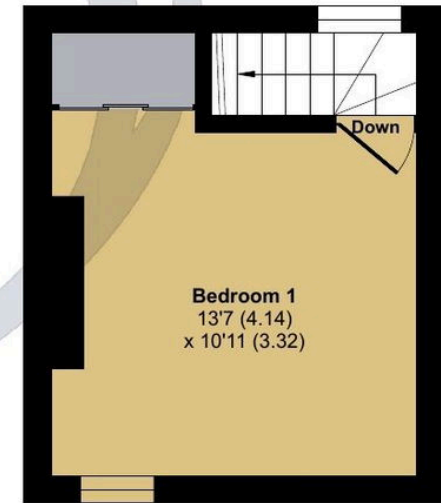
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1282863

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