



24 Osborne Road, Broadstairs, CT10 2AE

GUIDE PRICE £375,000 to £400,000

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A handsome late Victorian semi on a popular Broadstairs street, this three bedroom home offers generous space, off street parking and a lovely long garden - all within easy reach of the town, beaches and station with the station being less than 5 minutes walking distance from the front door. The accommodation extends to around 1,368 sq ft and has the proportions you hope for from this era, with high ceilings, a bay front and a flexible layout that works for family life.

A welcoming hall leads to a bay fronted living room and a separate dining room, ideal for everyday meals or entertaining. At the rear of the property, the kitchen/ breakfast room has plenty of storage and worktop space, room for a family table and a door to the garden so everything flows easily in warmer months. There's also a useful cellar providing excellent storage and obvious scope for hobbies or a tidy utility space, subject to any relevant consents.

Upstairs you'll find a generous main bedroom across the front of the house, two further comfortable bedrooms and a bright shower room. Each room feels light and airy thanks to the wide landing and big windows.

Outside, the rear garden is a real highlight - mainly lawned with established borders, pond, shed, patio area for enjoying your morning coffee or summer suppers and a greenhouse plus a small store/ WC. The garden enjoys a sunny aspect being Westerly facing and is approx. 50 feet deep, excluding side return. To the front there's block paved parking which is a real bonus this close to town.

NB - the majority of the windows were replaced recently (2024). There's also a large boarded loft space with power and offering potential for conversion, subject to the relevant consents.

All told, this is a well located three bedroom semi detached house with great space, period character and a garden made for relaxing - a solid home to enjoy as it is and one that invites gentle updating to your own taste over time.





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Broadstairs is not just a location; it's a lifestyle – bustling with cafes and restaurants, independent shops, and a vibrant community spirit that celebrates its historic roots. With easy access to excellent local schools, reliable transport links, and a calendar full of community events, Broadstairs offers an idyllic setting for both families and professionals seeking a balanced life, steeped in natural beauty yet never far from the pulse of modern amenities.

GROUND FLOOR -

Hallway

Living Room - 4.14m x 3.58m (13'7" x 11'9")

Dining Room - 3.71m x 3.02m (12'2" x 9'11")

Kitchen/ Breakfast Room - 6.88m x 2.87m (22'7" x 9'5")

Cellar - 3.71m x 2.49m (12'2" x 8'2")

FIRST FLOOR -

Landing

Bedroom One - 4.75m x 4.11m (15'7" x 13'6")

Bedroom Two - 3.73m x 3.05m (12'3" x 10'0")

Bedroom Three - 3.94m x 2.87m (12'11" x 9'5")

Shower Room - 2.51m x 1.65m (8'3" x 5'5")

Loft - large boarded loft space with power

EXTERNAL -

Front - block paved driveway

Side - gated side access (shared)

Rear - garden, outside store/ WC, pond, shed

TENURE - Freehold

COUNCIL TAX - Thanet District Council | Band C (£2,143.78 per year)

EPC RATING - 64 | D



- SERVICES** - We are advised that all mains services are connected to the property
- HEATING** - Gas Central Heating
- BROADBAND** - Ultrafast Fibre to the Property internet available (FTTP)
- LISTED BUILDING** - No
- CONSERVATION AREA** - No
- CONSTRUCTION** - Standard
- PARKING** - Off street parking to front
- OUTSIDE SPACE** - Driveway to front, shared side access, garden to rear

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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Approximate Area = 1368 sq ft / 127 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 1384 sq ft / 128.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1336843

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