GUILDCREST ESTATES



Arusha Convent Road, Broadstairs CT10 3PR

6 4 6

GUILDCREST ESTATES

Convent Road, Broadstairs CT10 3PR

£1,625,000







Discreetly positioned along Convent Road with North Foreland Golf Course and the golden sands of Kingsgate bay in walking distance. Arusha is without question one of Broadstairs' most distinguished residences. This remarkable 1920s double-fronted home is set within almost 1.5 acres of landscaped gardens, has an air of tranquillity and offers a rare balance of coastal elegance and refined country living.

Approached through electric gates and along a sweeping driveway, the property immediately impresses. Manicured lawns, mature trees & exquisite planting frame the house, the pitched-roof double garage complements extensive guest and resident parking.







Internally, Arusha is a celebration of timeless craftsmanship and scale. Grand reception spaces showcase 12ft ceilings with ornate plasterwork, oversized panelled doors, sweeping staircase, original fireplaces and wide sash windows that flood the interiors with natural light. The bespoke Umbermaster kitchen, with roof lantern & triple-aspect views, forms the heart of the home, a space designed for both family gatherings and elegant entertaining throughout the downstairs accommodation.

Across 3 floors, the accommodation is













exceptional, the first floor hosts a magnificent principal suite with dressing room, bathroom & balcony overlooking the gardens, accompanied by 3 further bedrooms and family bathroom. The top floor provides 2 further bedrooms and 4 further rooms, offering a versatile living space that is ready for renovation and presents an excellent opportunity for a purchaser to create a bespoke living space.

Rarely does a property of such stature, character & privacy become available in this coveted coastal setting. Arusha is more than a home; it is a statement of classic elegance, offering a lifestyle of distinction by the sea, with a storied past.

Once a commercial property, this magnificent home would also serve well as boutique hotel, wedding venue, luxury retirement home or spa sanctuary.

GUILDCREST ESTATES

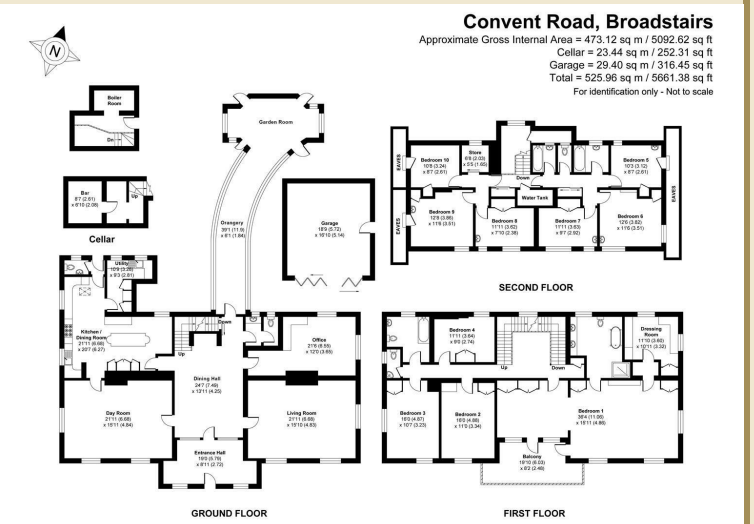
Key Features

- Grand 1920s Design
- Expansive Grounds Approx 1.5 Acres
- Adjoins North Foreland Golf Course
- 500 Yards from Sandy Beaches
- Electric Gates and a Long Sweeping Driveway
- Detached Pitched-Roof Double Garage
- Striking Interior Features
- 6 Magnificent Reception Rooms
- Master Suite & 9 Further Versatile Bedrooms
- Exclusive, Secluded & Prestigious Home

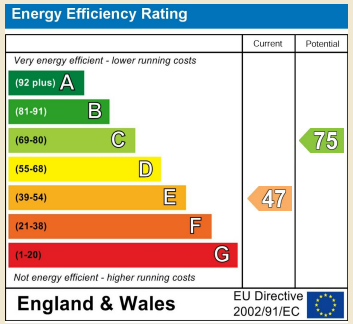
Important Information

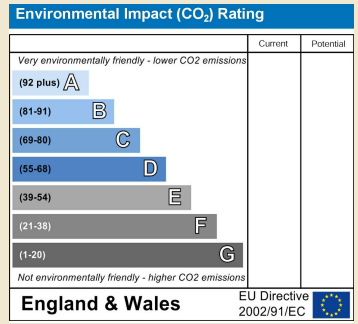
Freehold
House - Detached
4456.00 sq ft
Council Tax Band G
EPC Rating E

£1,625,000









01843 272200 www.guildcrestestates.co.uk
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

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 firms employment has the authority to make or give any representation or warranty in respect of the property.