



North Foreland Avenue, Broadstairs











# The Gables

North Foreland Avenue  
Broadstairs  
Kent  
CT10 3QT

1.5 miles Broadstairs  
3.5 miles Margate

3.5 miles Ramsgate  
19.5 miles Canterbury

## Description

### Ground Floor

- Hallway
- Cloakroom
- Study  
10'4 x 8'5  
(3.15m x 2.57m)
- Sitting Room  
13'0 x 12'8  
(3.96m x 3.86m)
- Lounge/Dining  
Room  
22'9 x 17'6  
(6.93m x 5.33m)
- Kitchen  
17'7 x 13'8  
(5.36m x 4.17m)

### First Floor

- Landing
- Master Bedroom  
17'8 x 13'0  
(5.38m x 3.96m)
- En-suite Shower  
Room
- Bedroom  
13'8 x 13'7  
(4.17m x 4.14m)
- Bedroom  
13'0 x 12'11  
(3.96m x 3.94m)
- Bedroom  
10'11 x 10'4  
(3.33m x 3.15m)
- Bathroom

### Annex

- Kitchen  
14'0 x 9'9  
(4.27m x 2.97m)
- Bedroom  
17'9 x 12'6  
(5.41m x 3.81m)
- En-suite Shower  
Room
- Garden  
Room/Lounge  
19'8 x 8'5  
(5.99m x 2.57m)

### External

- Front/Driveway
- Garage  
28'7 x 12'2  
(8.71m x 3.71m)
- Rear Garden







## Property

'The Gables' is a superb modern detached family home with the benefit of a ground floor annex offering flexible and versatile accommodation of approximately 3247 square feet (to include the garage).

Situated in one of Broadstairs most desirable and sought-after areas, the property occupies a large corner plot and boasts sea views from some of the first floor rooms and the annex.

The ground floor is entered via a large split level hall with steps down to the spacious lounge/dining room with open fireplace. There is a cloakroom, a study, a sitting room and a large kitchen/diner with doors leading to the rear garden and access to the annex/guest accommodation.

The annex comprises a kitchen, bedroom with en-suite and a lounge/garden room with doors to the rear garden.

On the first floor, the master bedroom has an en-suite shower room, there are three further double bedrooms and a family bathroom.

Externally, there is a secluded well-stocked garden laid to lawn with mature trees, flower and shrub borders and patio area. The front garden has a wide frontage and is well-stocked with flower and shrub borders, off street parking and garage with a workshop area to the rear.

The historic seaside town of Broadstairs is within easy reach where you will find a variety of independent shops, bars and top class restaurants offering a wide variety of cuisines. Broadstairs also has a number of sandy beaches and bays and for the golfers, North Foreland Golf Club is close by. There are numerous other leisure and recreational facilities available in the area as well as a number of highly regarded schools to be found in both the public and private sectors including grammar schools. Broadstairs also has a high-speed rail link to London.





## Our Time Here

My parents bought the property when it was brand new over twenty years ago. My mum took great pride in the garden and planted it up beautifully, but when she became unable to maintain the house anymore we bought it from her as we loved it so much. More recently, we built an extension for her to have her own flat here when she came back to live with us.

The large living room was always my favourite part of the house, with lots of windows and French doors letting in plenty of light. I particularly love the shelving in there that my parents had installed, which is a really nice feature. However, since we built the annexe, I have changed my mind as the garden room in there is such an enjoyable place to spend time in. It has a lovely view over all the gardens down the hill, with beautiful trees and the sea beyond. It's a spectacular view.

North Foreland is a lovely quiet area, with a real feeling of privacy. It's a tree-lined road, with plenty of space between all the houses, and just a short walk to the cliff edge. There are lots of very good schools in the area including 3 grammar schools, good doctors surgery and lovely shops nearby. Westwood Cross is just down the road, and Canterbury is a short train ride away, but best of all is Broadstairs High Street, which has lots of lovely independent shops, cafes, bars and restaurants. The centre of the town with Viking Bay is around 10 minute walk from the house, and there are plenty of beautiful 'blue flag' sandy beaches in the area. I love going to the Broadstairs Cinema, which is quaint with a lovely atmosphere.

We have really enjoyed the spacious atmosphere of the property while we have lived here, as all of the rooms are generously sized and bright. We've had plenty of wonderful family parties here over the years, and we have great memories. Most of all, we will miss the fantastic views.





Ground Floor  
 Approximate Floor Area  
 2101.65 sq. ft.  
 (195.25 sq. m)



First Floor  
 Approximate Floor Area  
 1146.14 sq. ft.  
 (106.48 sq. m)

TOTAL APPROX FLOOR AREA 3247.79 SQ. FT. (AREA 301.73 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

Total area includes Garage



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	73
(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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	64
(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	



**Important Notice:**  
 In accordance with the Property Misdescriptions Act (1991) 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. 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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Opening Hours  
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