



Cliff Promenade, Broadstairs







Cassis Cliff Promenade Broadstairs Kent, CT10 3QY

11 miles Sandwich
19 miles Canterbury

17 miles Deal
23 miles Whitstable

Description

Ground Floor

- Porch
- Hallway
- Cloakroom
- Lounge/Diner
27'6 x 18'5
(8.38m x 5.61m)
- Kitchen
12'2 x 10'11
(3.71m x 3.33m)
- Utility Room
8'6 x 8'2
(2.59m x 2.49m)
- Study
11'6 x 11'6
(3.51m x 3.51m)

- Bedroom
20'1 x 12'2
(6.12m x 3.71m)
- En-suite Shower Room
- Bedroom
15'0 x 9'8
(4.57m x 2.95m)
- Bedroom
11'5 x 9'10
(3.48m x 3.00m)
- Bedroom
10'3 x 9'10
(3.12m x 3.00m)
- Bathroom

External

- Front/Driveway
- Double Garage
20'0 x 18'5
(6.10m x 5.61m)
- Rear Garden

First Floor

- Landing
- Bedroom
19'9 x 18'1
(6.02m x 5.51m)
Plus large storage cupboard
- En-suite Bath and Shower Room





Property

Set back from the road behind a walled driveway is this unique and individually built split level five bedroom family home, located on Broadstairs' most prestigious road on the much sought after North Foreland private estate. It boasts fantastic, uninterrupted panoramic sea views with the coast of France visible on a clear day!

The property has been refurbished by the current owners to a high standard, the ground floor comprises a spacious lounge/diner with fabulous sea views to the front leading to a newly fitted kitchen, to the right of the house down a few steps is a utility area and a separate study. On the first floor off the galleried landing there is a master bedroom with en-suite and dressing room with four further bedrooms, one with en-suite and a further family bathroom. The views out to sea from the first floor are spectacular.

Externally, to the front there is a lawned area and a generous driveway providing ample off street parking leading to the double garage. The well-stocked rear garden has a split level decked area leading to lawn and onto a workshop, vegetable plot and access to the side.

The sought-after seaside town of Broadstairs, with its quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.



Sporting and recreational opportunities in the area include; a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top & beach walking, horse riding and bowls clubs.

Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

Our Time Here

We were first drawn to the wonderful location with its outstanding sea views. Being set on the cliff top, it's one of the most prestigious private estates in the area, and very quiet. We loved the fact that Cliff Promenade provided easy access to the town, and all of the great beaches that Broadstairs has to offer.

Downstairs is mainly open plan, and from the lounge there is an uninterrupted view of the sea, providing an ever-changing outlook. During the day there are boats and ships to see, while at night time you can see the moon's reflection glistening in the water. It's especially spectacular during a storm, when you can see the lightning all across the English Channel.

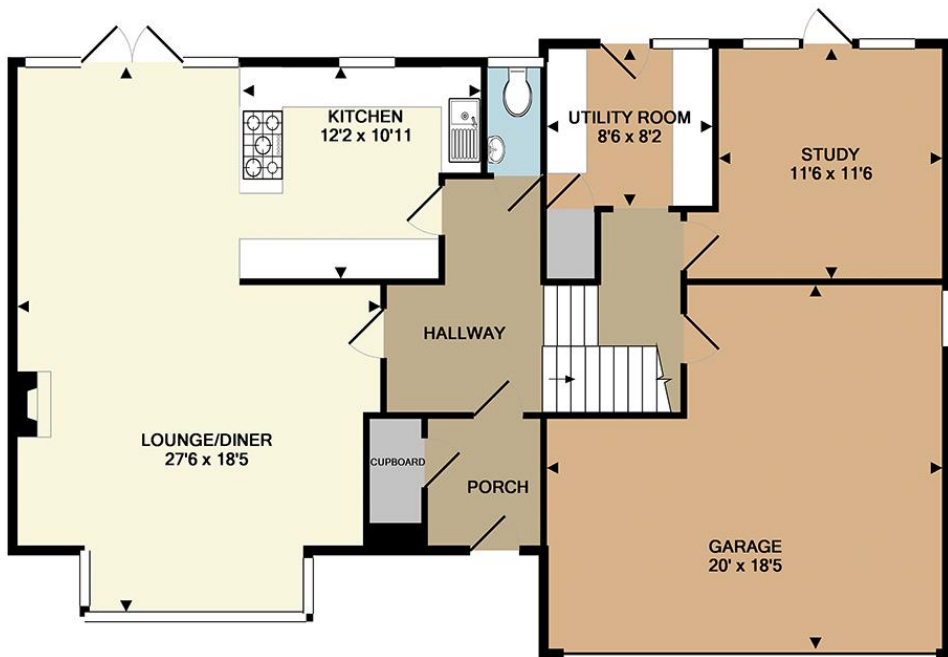
We particularly enjoy spending time in our garden, which is secluded and sunny all afternoon. It's a peaceful and tranquil space, and we have enjoyed many family parties and celebrations out there over the years.

We love being able to walk into town, where there are lovely shops, and a plethora of restaurants offering many types of cuisine. There are also some great bars and coffee shops, as well as a beautiful sandy beach at Viking Bay. We particularly enjoy spending time at Joss Bay, which is less than a 5 minute walk from the house, where there is a café and a surf school. Here on the estate, we all have a key to a private beach that is shared by the residents via 39 steps.

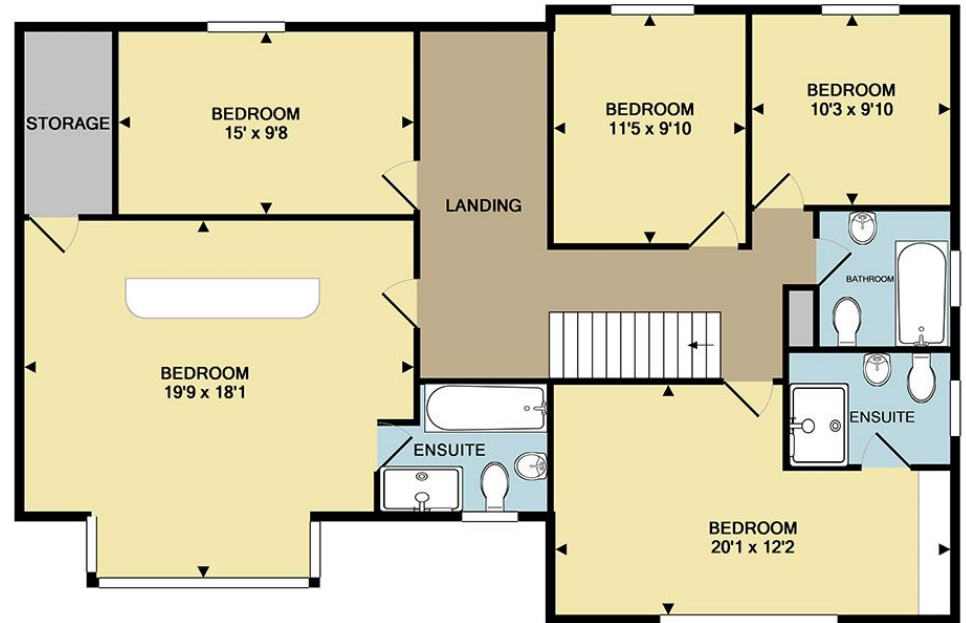
We are just 15 minutes walk from the North Foreland Golf Club, and within easy reach of really good schools for children of all ages. We also benefit from the high speed rail link, which means that we can commute to London in under 90 minutes door-to-door; something that has been especially useful for us.

We have lived in this house for 19 years and have made it a wonderful family home. We will miss the people, the peacefulness and of course, the fabulous views.



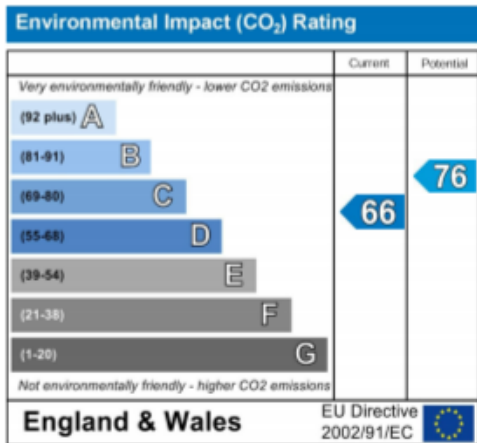
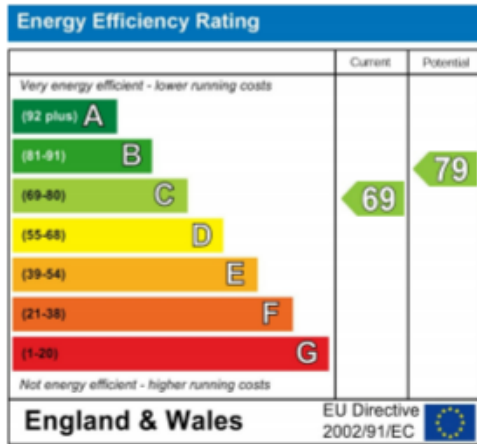


GROUND FLOOR
APPROX. FLOOR
AREA 1276 SQ.FT.
(118.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1283 SQ.FT.
(119.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2559 SQ.FT. (237.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Total area includes garage.



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.

Viewing

Strictly by appointment with Miles and Barr Exclusive

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Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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