



The Point, Western Esplanade, Broadstairs







# 1 The Point, 23 Western Esplanade, Broadstairs, Kent, CT10 1TD

1 mile Broadstairs  
20 miles Canterbury

1.5 miles Ramsgate  
40 miles Ashford

## Description

### Ground Floor

- Hallway
  - Bedroom  
18'4 x 14'2  
(5.59m x 4.32m)  
With doors to terrace
  - En-suite Bath and Shower Room
  - Walk-in Wardrobe
  - Bedroom  
17'0 x 11'8  
(5.18m x 3.56m)  
With built in wardrobes
  - En-suite Shower Room
  - Bedroom  
13'10 x 13'5  
(4.22m x 4.09m)  
With built in wardrobe
  - En-suite Bath and Shower Room
  - Cloakroom
  - Study  
15'1 x 10'7  
(4.60m x 3.23m)
  - Utility Room  
10'0 x 5'6  
(3.05m x 1.68m)  
Plus built in cupboard
  - Reception Room/Dining Room  
29'10 x 21'6  
(9.09m x 6.55m)  
With doors to terrace
  - Kitchen  
22'5 x 10'9  
(6.83m x 3.28m)
- External
- Garage  
20'3 x 19'9  
(6.17m x 6.02m)
  - Private Parking Spaces





## Property

“The Point’ is an iconic landmark building in the seaside town of Broadstairs, built on top of the cliffs overlooking the sea. To own one of these unique properties is to be part of the lifestyle afforded with such excellence. Newly built by Blueberry Homes to the highest specification, this substantial ground floor apartment, one of the largest within the development (2,632 square feet) provides extensive, beautifully proportioned and luxurious living accommodation, with many extras added by the present owner. This stylish home boasts underfloor heating throughout, as well as a sound system both zone controlled, USB charging points and LAN connectivity throughout.

The property enjoys panoramic views overlooking Dumpton Gap and the English Channel, and is surrounded by a well-maintained and planted garden. There are two balconied terraces maximising the outdoor living space, one accessed via the master bedroom and the other wrapping around the edge of the main reception room. The apartment has an ultra-modern contemporary feel with a beach theme behind it to appreciate the location. The layout of the apartment lends itself to being perfect for both entertaining and relaxing and enjoying the lifestyle, with its well-proportioned kitchen/lounge/dining room carefully divided into separate sections with an abundance of natural light provided by the floor to ceiling, doors and windows. All three of the substantial bedrooms benefit from their own luxury en-suite facilities, with the master bedroom also boasting a walk-in wardrobe and balcony with sea views. There is also a separate guest cloakroom in the hall. Adjacent to the living space is a study with windows looking through to the main reception space which could be used as a fourth bedroom.

Externally as well as the beautifully manicured communal gardens there are two private parking spaces and a large garage which can be accessed via one of the bedrooms, essentially giving you your own front door.



To be discovered in a highly sought after and desirable location, it is approximately 1 mile from the historic town centre of Broadstairs and immediately in front of the peaceful and quiet sandy bay and the stunning chalk cliffs of Dumpton Gap. Only a short walk away, along the beach if the tide is out, there is a wide variety of shops, bars and restaurants in both Broadstairs and Ramsgate. Broadstairs also has its own railway station providing a fast service to London. The apartment is within easy reach of Eurotunnel and is ideal for those travelling frequently to and from Europe.

This stunning and uniquely beautiful property is ideal for modern flexible living, suiting those looking to take up permanent residence or as a sumptuous holiday/weekend retreat with room to entertain many guests inside and out.

## Our Time Here

The sea views are one of our favourite things about living here. Being on the seafront gives us breathtaking views all year round and we enjoy watching the sunrise and the sunsets. On a clear day we can see the Goodwin Sands and the French coast. We love the fact that we can easily walk into Broadstairs and Ramsgate, either along the beach at low tide or along the promenade.

It is great to have the beach on our doorstep, especially when grandchildren come and stay. We have a large patio and like to enjoy the views with a coffee or glass of wine with family and friends.

Apartments of this size are rare along the South East coast. It is low maintenance and economical to run with underfloor heating throughout, individual thermostats in all the rooms, USB charging points in the bedrooms and speakers in the ceilings. Our double garage has an electric car charging point and is outside one of our bedrooms on the ground floor. There are lots of built in cupboards for storage and a good-sized laundry room.

The location is ideal. The town and railway station are within walking distance. The high-speed service gives easy access to London and you can change at Ashford for connections to the Continent. One of the key things to mention is that both Broadstairs and Ramsgate have a great range of amenities from cafes, restaurants, micro pubs, independent shops, theatres and cinemas so there is always plenty to do. There are lots of friendly groups and societies to join as well as great walking and cycling trails. Our gardens outside are well maintained by our gardener with lots of perennial planting, spring bulbs and fruit trees.

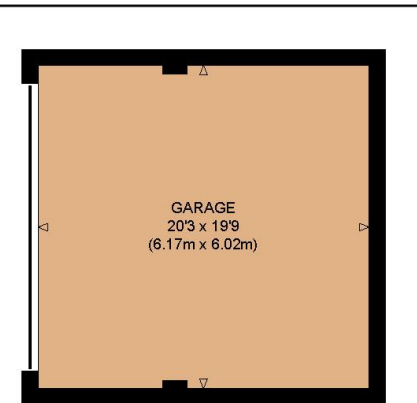




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2510 SQ FT / 233.2 SQ M

THE POINT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2510 SQ FT / 233.2 SQ M  
EXTERNAL GARAGE AREA 400 SQ FT / 37.2 SQ M  
TOTAL COMBINED FLOOR AREA 2910 SQ FT / 270.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 400 SQ FT / 37.2 SQ M

### 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>	73	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>	72	72
(55-68) <b>D</b>		
(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  
Monday to Friday: 8.30am – 6.00pm  
Saturday: 9.00am – 5.00pm  
Sunday: 11.00am-3.00pm



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