



SEASCAPE

North Foreland Avenue | Broadstairs | Kent | CT10 3QR

FINE & COUNTRY
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SEASCAPE | North Foreland Avenue

- A seaside home with a unique architectural design
- On the exclusive and popular North Foreland Estate
- Remote-controlled gated grounds, in-out driveway, garage
- Private key to access the “39 steps” down to the beach
- Spacious sun terrace & balcony with garden and sea views
- Plethora of bi-folding doors exposing beautiful sea views

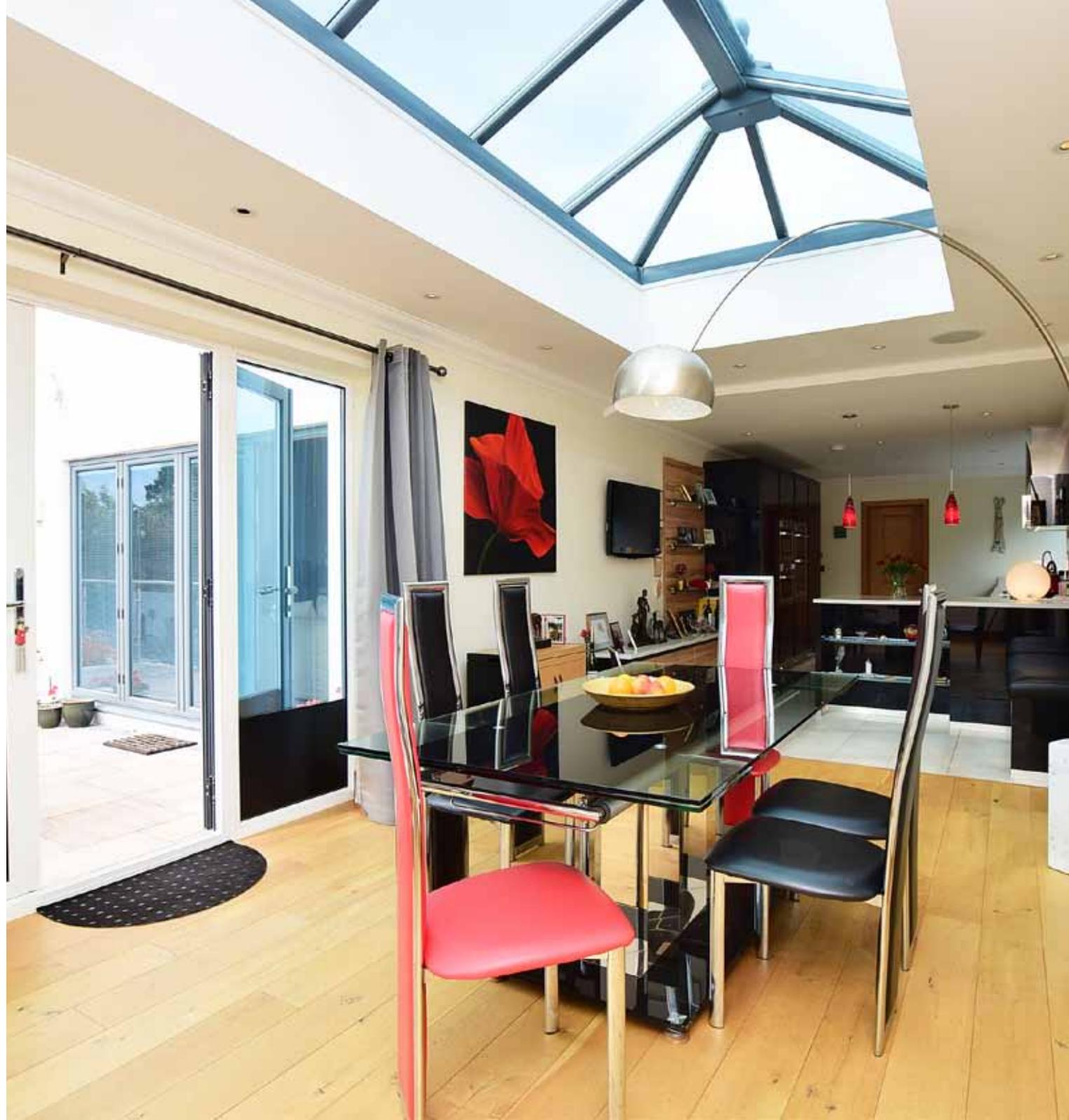


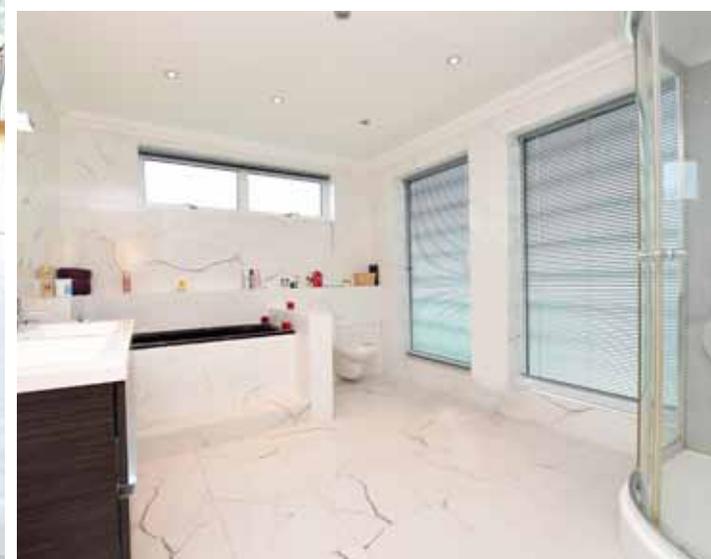
The stunning modern architectural design of Seascapes is breathtaking. Originally a 1960s bungalow it has been superbly transformed into one of the most fascinating detached residences on the renowned North Foreland Estate. From the moment you go through the remote-controlled wrought iron gates onto the in-and-out driveway leading to the garage and see the white elevations and the varied rooflines, you will be impatient to see what is beyond the hand-carved solid oak front door – and you won't be disappointed. The opulence of the magnificent reception hall will immediately have you thinking about the amazing parties you can host. The centrepiece of this vast space is the orb-shaped glass chandelier set in a three-tier ceiling, while the 'Lutron' programmable mood lighting highlights the three original 'Swarovski' crystal artworks by the artist Clare Wright.

Moving into the gorgeous kitchen/dining area you begin to appreciate the ingenious design and the attention to detail that has gone into the creation of this remarkable and unique family home. The luxury designer kitchen includes a number of top-of-the-range Bosch appliances such as a steam oven, a multi-function microwave, conventional double fan oven, ceramic induction hob and a gas wok-burner. There is also an integrated fridge, freezer, wine chiller and dishwasher and a well-fitted adjacent utility room. The delightful dining area incorporates a 'Lantern' skylight window providing a flood of natural light and has patio doors with access onto the wide balcony that runs the length of the house and is ideal for outdoor entertaining.

You can access the balcony from all the sea-facing rooms including the lovely sitting room where you can relax in front of the flush wire-free home cinema and Bose and Wilson surround-sound system. It has a veritable wall of bi-folding doors to the terrace so, on a summer day, you can feel you have brought the outdoors inside and vice versa. All the four well-appointed bedrooms on the ground floor have en suite bathrooms or showers and two of them have patio doors to the sun terrace, while upstairs you will find the truly splendid master suite with its wall of windows and doors opening out to the 30ft. upper balcony and providing stunning views across to the sea. It includes a large and relaxing seating area, a luxurious en suite bathroom and a walk-in dressing room with four double wardrobes.

There is a secluded and easy-to-manage fenced garden primarily laid to lawn leading down from the lower balcony. It has a large patio area so you can follow the sun all day and a wood-built garden storeroom with a shady overhang. For security purposes there is CCTV surveillance at both entrances to the North Foreland Estate and all residents have a key to access the '39 steps' leading down to the beach, which inspired the famous 1915 John Buchan novel of the same name.





THE CURRENT OWNER SAYS: *“I have lived here for the past six years and really love this modern luxury home and if I could pick it up and take it with me that is exactly what I would do.”*

“For family reasons, I am having to move but it will be a real wrench to leave the house behind as it has everything I could ask for. Whether it’s sitting in my bedroom looking at the view, inviting friends to parties and dinners or enjoying all the facilities in the house, I will always have great memories of my time here.

“It is often the aspects you don’t notice that are really important. For instance, all the heating is underfloor so there are no unsightly radiators. The ‘Sonos’ sound system lets you listen to music in any room you choose and the slightly tinted windows allow light without the glare to stream into the house.

“Broadstairs is a delightful town with a wide variety of individual shops, beaches, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. I also like being very near the excellent North Foreland Golf Club and can easily get to the gym. Another advantage of Broadstairs is that it includes some very good schools and the station can whisk you to London on the high-speed train.”





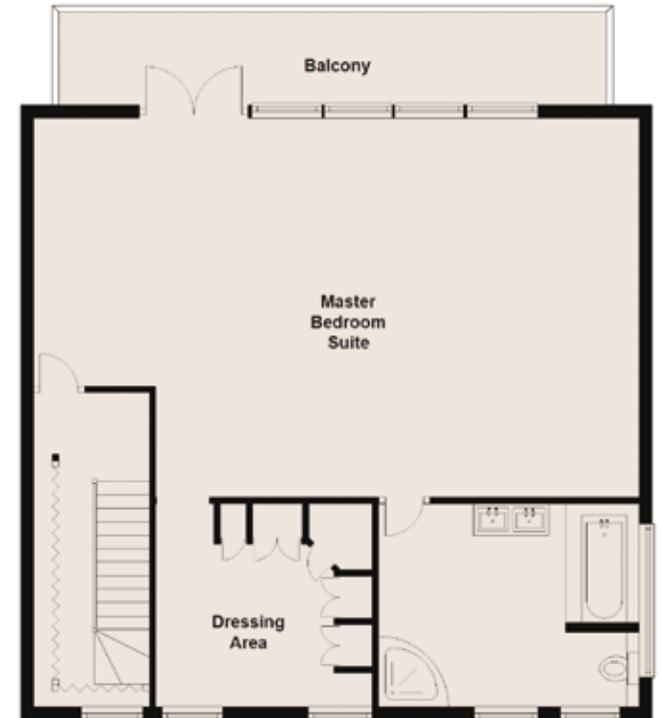




Ground Floor
Approx. 249.8 sq. metres (2688.6 sq. feet)



First Floor
Approx. 87.0 sq. metres (935.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR

Reception Hall: 23'3 x 15'11 (7.09m x 4.85m)
Sitting Room: 21'1 x 15'9 (6.43m x 4.80m)
Kitchen/Dining Area: 40'3 x 12'2 (12.28m x 3.71m)
Bedroom 2: 19'0 x 17'9 (5.80m x 5.41m)
En-Suite Bathroom
Bedroom 4: 19'0 x 16'1 (5.80m x 4.91m)
En-Suite Shower Room
Bedroom 5: 12'8 x 11'8 (3.86m x 3.56m)
En-Suite Shower Room
Cloakroom

FIRST FLOOR

Master Bedroom Suite: 31'5 maximum x 19'3 maximum (9.58m x 5.87m)
Dressing Room
En-Suite Bath/Shower Room

EXTERIOR

Rear Garden
Sun Terrace: 57'0 (17.39m) x 14'10 (4.52m) narrowing to 7'0 (2.14m)
Balcony: 30'0 x 6'0 (9.15m x 1.83m)
In-&-Out Driveway
Garage: 19'8 x 11'5 (6.00m x 3.48m)

TRAVEL INFORMATION

- Broadstairs Station 1.4 miles
- Channel Tunnel 29.6 miles
- Dover Docks 23.2 miles
- Gatwick Airport 85.3 miles
- Canterbury 19.5 miles
- Charing Cross 80.4 miles

By Train from Broadstairs:

- High-Speed St. Pancras 1hr 22 mins
- Charing Cross 1hr 56 mins
- Victoria 1hr 48 mins
- Canterbury West 25 mins
- Ashford International 42 mins

EDUCATION

Primary Schools:

Callis Grange Nursery and Infant 01843 862531
St. Peter's Primary 01843 861430
St. Joseph's Primary 01843 861738
Upton Junior 01843 861393
Haddon Dene 01843 864941
Wellesley House 01843 862991
St. Lawrence Junior 01843 572900

Secondary Schools:

Charles Dickens 01843 862988
St. George's 01843 609000
Dane Court Grammar 01843 864941
Chatham and Clarendon House 01843 591075
St. Lawrence Senior 01843 572900

HEALTHCARE

St. Peter's Surgery 01843 608860
Albion Road Surgery 01843 608836
Osborne Road Surgery 01843 863353
Mocketts Wood Surgery 01843 862996
QEQM Hospital 01843 225544

LEISURE CLUBS & FACILITIES

Surf School Joss Bay 01843 868171
North Foreland Golf Club 01843 862140
Thanet Wanderers RUFC 01843 868857
Broadstairs & St. Peter's Bowls Club 018143 861293
Broadstairs & St. Peter's Tennis Club

ENTERTAINMENT

Theatre Royal 01843 293397
Winter Gardens Theatre, Margate 01843 292795
Sarah Thorne Theatre, Broadstairs 01843 863701
Granville Theatre, Ramsgate 01843 591750
Vue Cinema Complex 0871 2240240
Palace Cinema 01843 865726
Tartar Frigate Restaurant 01843 862013
Royal Albion Hotel 01843 868071
Charles Dickens pub 01843 603040
Wyatt and Jones 01843 865126

LOCAL ATTRACTIONS/LANDMARKS

Crampton Tower 01843 871133
Dickens House Museum 01843 861232
Quex Park 01843 841119
Lilliput Mini Golf 01843 861500
Turner Contemporary 01843 233000
Spitfire and Hurricane Museum 01843 821940
Hornby Visitor Centre, Westwood 01843 233524
Shell Grotto, Margate 01843 22000





Directions

From London, take the A2 and continue onto the M2. Continue on the motorway for approximately 22 miles before it seamlessly connect with the A299. Follow the A299 for a distance of approximately 20 miles. Broadstairs is clearly signposted from the A299 as it joins the A253. Follow the signposts for Broadstairs until reaching the first set of traffic lights and turn left at this junction into St. Peter's Park Road (B2053). Take the first turning right under the railway bridge into Bairds Hill. Follow Bairds Hill as it continues onto Callis Court Road and, after approximately ¼ of a mile, turn right into Lanthorne Road and proceed to the T-junction. Turn left into North Foreland Road and take the first turning on the right-hand side into North Foreland Avenue and SeascapE will be found situated on the right-hand side.

Viewing

Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479 317

32 St. Margaret's Street, Canterbury, Kent, CT1 2TG

Email: canterbury@fineandcountry.com

Opening Hours

Monday to Friday 8.30am – 6.30pm

Saturday 9.00am – 5.00pm

London office

121 Park Lane, Mayfair, London, W1K 7AG

All dimensions are approximate and are quoted for guidance only; their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.