



Foreland Heights, Broadstairs





28 Foreland Heights Broadstairs Kent CT10 3FU



Description

Ground Floor

- Hallway
- Cloakroom
- Study
9'0 x 6'8
(2.74m x 2.03m)
- Lounge
15'3 x 13'0
(4.65m x 3.96m)
- Dining Room
13'0 x 10'0
(3.96m x 3.05m)
- Kitchen/
Breakfast Room
16'2 x 10'0
(4.93m x 3.05m)
- Utility Room
8'10 x 4'11
(2.69m x 1.50m)

First Floor

- Landing
- Bedroom
13'0 x 11'4
(3.96m x 3.45m
plus built-in
wardrobe)
- En-suite Shower
Room

- Bedroom
14'2 x 10'0
(4.32m x 3.05m
plus built-in
cupboard)
- Bedroom
13'0 x 10'0
(3.96m x 3.05m
with built-in
cupboard)
- Bedroom
10'1 x 7'8
(3.07m x 2.34m)

Bathroom

Second Floor

- Landing
- Bedroom
15'1 x 13'0
(4.60m x 3.96m)
- Bedroom
11'7 x 7'7
(3.53m x 2.31m)

Shower Room

External

- Driveway
- Double Garage
18'1 x 17'5
(5.51m x 5.31m)
- Rear Garden

Property

Substantial and versatile six bedroom modern detached residence in the sought after and desirable Foreland Heights, Broadstairs. Foreland Heights is an executive development of 30 properties built approximately 18 years ago and benefits from being just over a half mile stroll to the gloriously sandy beach of Joss Bay, North Foreland Golf Course is nearby as are arguably the best private and state school in the area. Broadstairs town centre with its eclectic mix of independent shops, bars and restaurants as well as the sandy beaches of Viking Bay and Louisa is under a mile away.

The ground floor of this expansive property boasts a large living room, family kitchen with very useful utility room, office/study, cloakroom, the family kitchen and rear section of the lounge both have a lovely out look overlooking the garden. The first floor enjoys four bedrooms with the master having en-suite facilities and a good sized family bathroom. The second floor consists of two further bedrooms which share a shower room. There is a double garage and parking for two cars.

Outside there is a low maintenance garden to the rear that is laid to lawn with a walled and fenced perimeter with seasonal greenery.

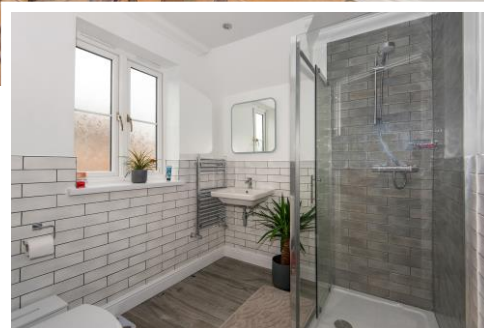


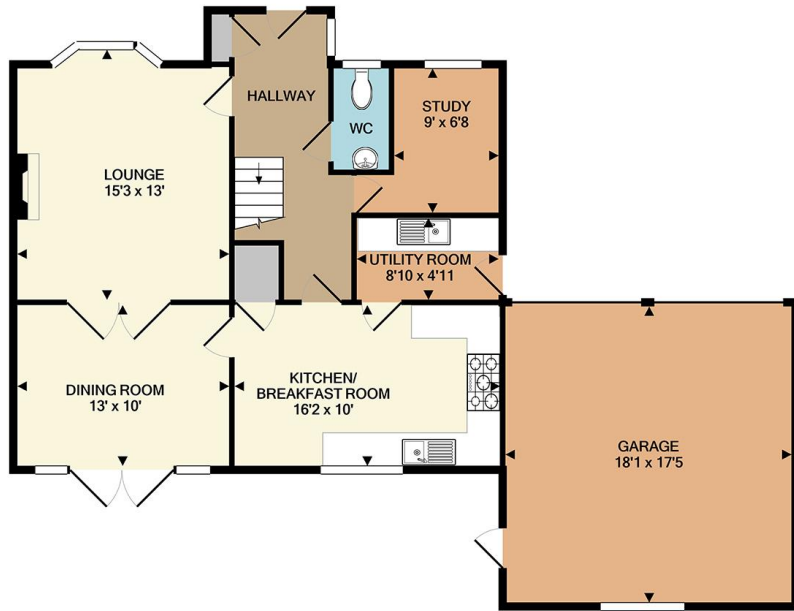
Location

The sought-after seaside town of Broadstairs, with 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.

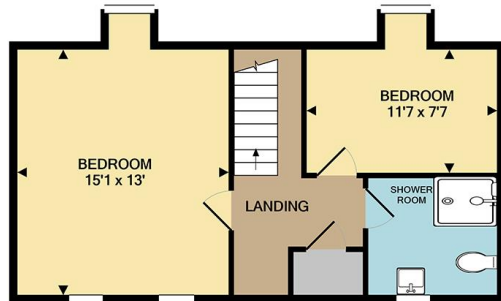
Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse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

Ramsgate 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.

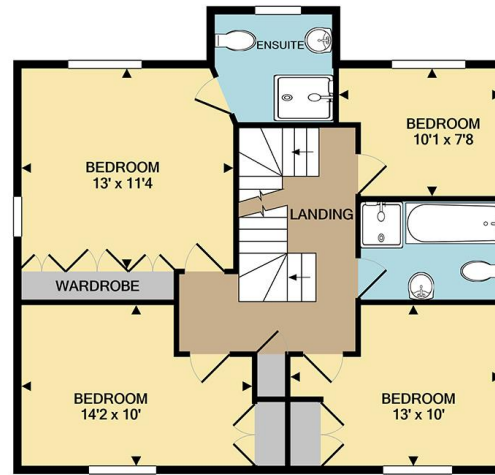




GROUND FLOOR
APPROX. FLOOR
AREA 1050 SQ.FT.
(97.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2228 SQ.FT. (207.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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	



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