







## LOCHIEL NORTH FORELAND AVENUE, BROADSTAIRS, KENT, CT10 3QT

£1,350,000

- Prestigious gated North Foreland Estate location
- Four bedrooms, abundant natural light, and captivating sea views
  - Residents private access to a serene sandy beach
- Spacious hallway with solid wood flooring upon entry
  - Large living room for family gatherings
- Two further reception rooms, currently used as family room and study
- Contemporary kitchen-dining room with bi-folding doors to landscaped garden
- Principal suite with dressing room and en-suite featuring walk-in shower and underheated Karndean flooring
- Ample off-street parking and double garage with workshop adds to the attractive coastal living in a sought-after area
- 5 Minutes' Drive (1.4 miles) to Broadstairs station with trains to London St Pancras in as little as 1 hr 18 minutes

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## ABOUT THIS HOME

Within the prestigious gated North Foreland Estate, this beautiful detached home awaits you. Offering four bedrooms, abundant natural light, sea views, and private access to a quiet sandy beach, it really offers everything you want from a coastal home.

Upon entry through the gated access and up the inviting steps to the covered veranda, you're welcomed into a spacious hallway adorned with solid wood flooring. To the left, a spacious living room is ideal for large family gatherings. Adjacent, a family room offers a haven for cinematic indulgence or teenage retreats. Further enhancing the living experience is the adaptable dining room, which is currently used as a large study.

Yet, the heart of this residence resides within the contemporary kitchen-dining room, no doubt where all the guests would gravitate to during parties. Bi-folding doors seamlessly blend indoor and outdoor spaces, leading to a sun-soaked patio within a meticulously landscaped garden with various areas for al-fresco dining during the balmy summer months.

The first-floor houses four double bedrooms, with the principal suite that comes complete with a dressing room and an en-suite featuring a walk-in shower, underheated Karndean flooring, and twin basins. Built-in wardrobes grace each bedroom, while the family bathroom offers a shower and a bath, and is also adorned with underfloor heating and Karndean flooring.

Externally, the frontage boasts ample off-street parking and a double garage with workshop - ideal for your cherished vehicles. There are garden areas to the front and side in addition to the stunning rear garden so you have plenty of opportunity to chase the sun or seek shade throughout the day.

If you are looking for an attractive, spacious coastal home in this sought after area then we think you will really love this property.







A photograph of a bedroom. On the left, there is a large, light-colored wooden wardrobe with multiple doors and drawers. In the center, a bed is covered with a blue duvet and has a matching wooden storage unit at its foot. To the right of the bed, there is a nightstand with a lamp. On the far left, a floral patterned chair is visible. The room has a light-colored carpet and a ceiling fan with lights. A large, semi-transparent circular graphic is overlaid on the right side of the image, containing text.

## OWNERS COMMENTS

We will hold very fond memories from our time living on North Foreland's private estate. It is the place where our children grew-up, in a house that provides for light, space and versatility, on a safe and quiet residential road that is a very short distance from Joss Bay, perfect for a swim or for walking our dog.

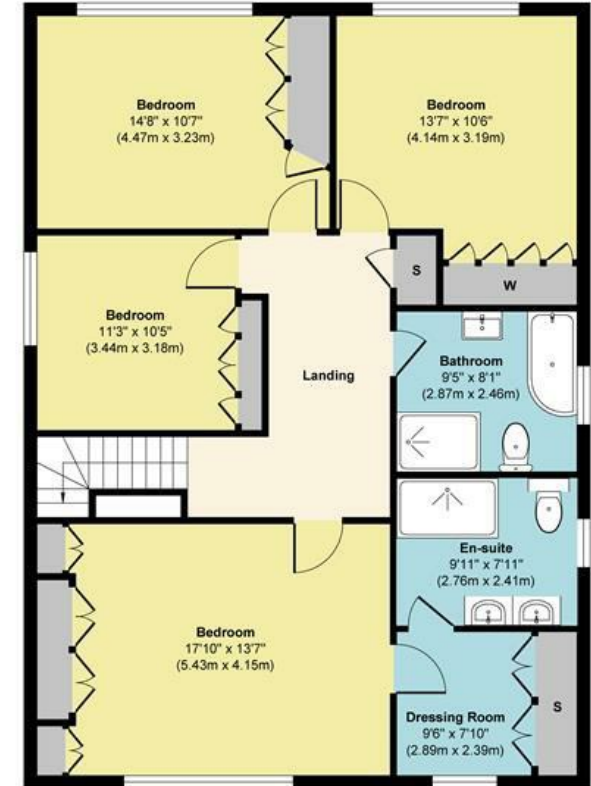
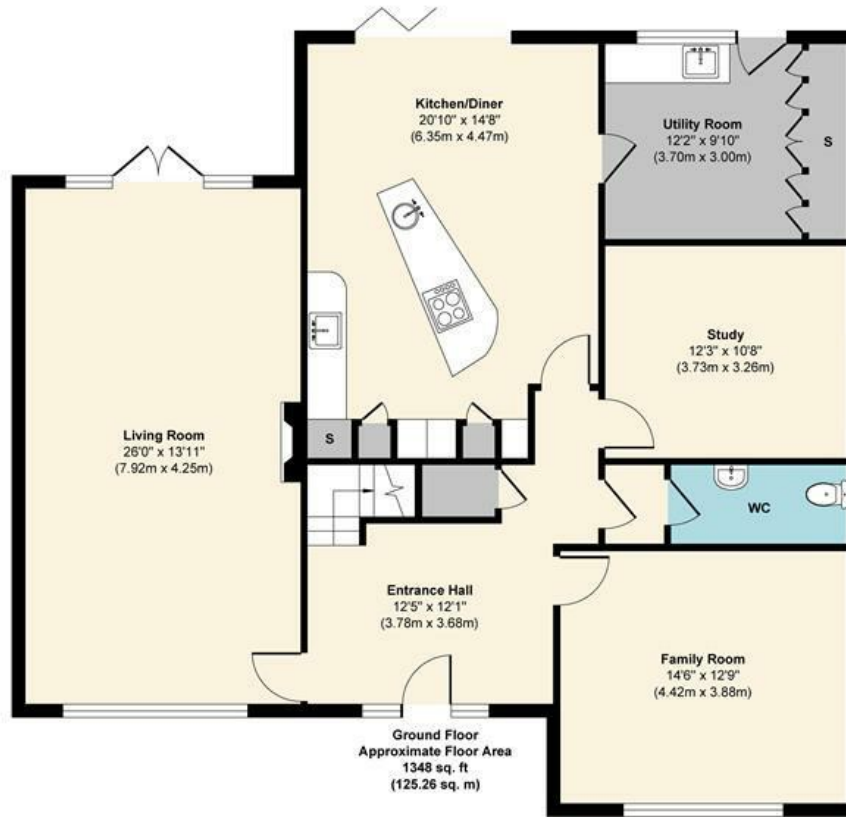
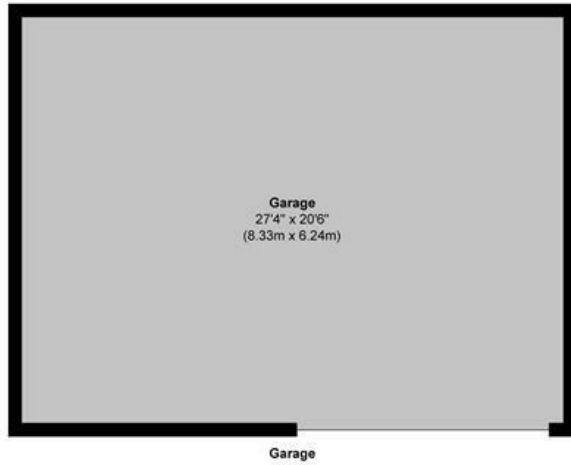
Broadstairs, with its mixture of eclectic shops, restaurants and pubs is close by, only a short walk or cycle along one of our favourite bays, Stone Bay. On a summer's day we especially enjoy spending time in our sunny garden with views of North Foreland Lighthouse, a great space to share with extended family and friends. After so many years of living here we will be very sad to leave this lovely home but it's time to downsize and start a new chapter.







# Lochiel, Broadstairs



**Approx. Gross Internal Floor Area 2389 sq. ft / 222.05 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## ABOUT THE AREA

Lochiel is situated on the North Foreland Private Estate, around 1 mile from the centre of this charming seaside resort. The spectacular coastline boasts seven sandy beaches, clifftop walks and quaint fisherman's cottages.

The town boasts many independent shops, smart restaurants and quaint cafes. At weekends you could spend your time walking or cycling the 32-mile Viking Coast Trail or perhaps taking the family for a surfing or sailing lesson. Golfers can play at the North Foreland Golf Club just 6 minutes (1.6 miles) away by car or the renowned championship Royal St Georges in nearby Sandwich around half an hour away (11.8 miles).

There is a good range of schooling in the area, including Dane Court Grammar School, Chatham & Clarendon Grammar School and independent schools such as Wellesley House and Haddon Dene Preparatory Schools. London commuters can be whisked back into the capital on high-speed trains from 1 hour 18 minutes via Broadstairs station which is a 5-minute drive from the property.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

