







## 13 THE FAIRWAYS CONVENT ROAD, BROADSTAIRS, KENT, CT10 3EF

£850,000

- Prime Location: Just a 4-minute drive from scenic Joss Bay, this apartment offers a coastal lifestyle for leisurely strolls and beachside relaxation
- Breathtaking Views: The spacious terrace grants a peerless view of North Foreland Golf Course and captivating Joss Bay, ideal for sunrises and ocean breezes
- Year-Round Comfort: Underfloor heating ensures cosy living, while the well-designed layout bathes interiors in natural light
- Community Retreat: Enjoy the tranquil residents' garden for relaxation and socialising
- Parking and Security: Two parking spaces, one sheltered, plus ample visitor parking with EV charging, all within a gated entrance and video system
- Ownership Advantage: With a 999-year lease and 1/18th freehold share, you gain both ownership security and a voice in communal decisions
- Value and Peace: A £1900pa service charge and no ground rent offer peace of mind and exceptional value
- Quality Assurance: Backed by a 10-year ICW structural warranty, the property reflects top-notch construction and design















## ABOUT THIS HOME

If you dream of an apartment with beautiful coastal views then this immaculate 3 bedroom first-floor apartment, spanning 1300 sq ft, nestled next to the North Foreland Golf Course could be the home for you. The views extend from the lush fairways to the picturesque Joss Bay and the property boasts a spacious terrace for sunset-soaked evenings. The underfloor heated interiors provide modern comfort, and light filled spaces and benefit from the peace of mind of the existing 10-year ICW structural warranty. The ownership package encompasses the remainder of a 999-year lease with a 1/18th freehold share, while the £1900pa service charge comes without ground rent. Two parking spaces, including one sheltered, abundant visitor parking, EV charging, a lift, gated entrance, and a video entry system enhance convenience. You can enjoy your free time in the communal gardens, walk to the adjoining golf course which has a social membership for non-playing members or drive to the famous Joss Bay in just 4 minutes.









## OWNERS COMMENTS

We have loved having this beautiful apartment, the views are outstanding, the walks are amazing and a glass of wine listening to the waves is a wonderful way to end the day. We will miss it very much but it is time for our next adventure.







# 13 The Fairways, Broadstairs



**Approx. Gross Internal Floor Area 1306 sq. ft / 121.35 sq. m**

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

Produced by Elements Property



## ABOUT THE AREA

The property is situated next to the North Foreland Golf Club just 4 minutes (1 mile) drive to Joss Bay and around 6 minutes (1.7 miles) drive to the centre of Broadstairs. The spectacular coastline boasts seven sandy beaches, clifftop walks and quaint fisherman's cottages.

The town of Broadstairs 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 walking distance away, or the renowned championship Royal St Georges in nearby Sandwich around half an hour away (11.3 miles).

London commuters can be whisked back into the capital on high-speed trains from 1 hour 22 minutes via Broadstairs station which is a 7-minute drive (1.8 miles) 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

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