



LOCHIEL NORTH FORELAND AVENUE

BROADSTAIRS, CT10 3QT

£1,295,000
FREEHOLD

A 2431 sq ft coastal home behind gates in the private North Foreland Estate with a double driveway, landscaped garden and private access to the beautiful sandy beach. Spacious living with two reception rooms, a large kitchen dining area and a principal suite with dressing room.

MANYWEATHERS
ESTATE AGENCY

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Property Overview

A substantial coastal home positioned within the private North Foreland Estate in Broadstairs. The property is set behind mature hedging with gated access, a double garage and a landscaped plot that offers privacy, space and a calm setting close to the sea. The house provides 2431 square feet of internal space arranged over two floors, with large reception rooms, a family friendly layout and a well balanced connection between indoor and outdoor living.

The interior includes a full depth living room, a second reception room, a large kitchen dining space, a separate office and library, a sizeable utility and laundry room and four double bedrooms on the first floor including a principal suite with dressing room and en suite. The thoughtful design and orientation of the house ensure an abundance of natural light throughout the day, while offering attractive sea views and glimpses of the North Foreland Lighthouse through the treetops.

The rear garden has been planted for privacy and year round interest. The terrace creates a natural seating area and the lawn is framed by established shrubs and trees. The house has a strong coastal character with a combination of brickwork and painted cladding which suits its position within the estate.

Entrance Hall

A wide entrance hall with herringbone style flooring creates a welcoming first impression. The staircase rises centrally and connects the main living spaces with clear sightlines through to the garden.

Living Room

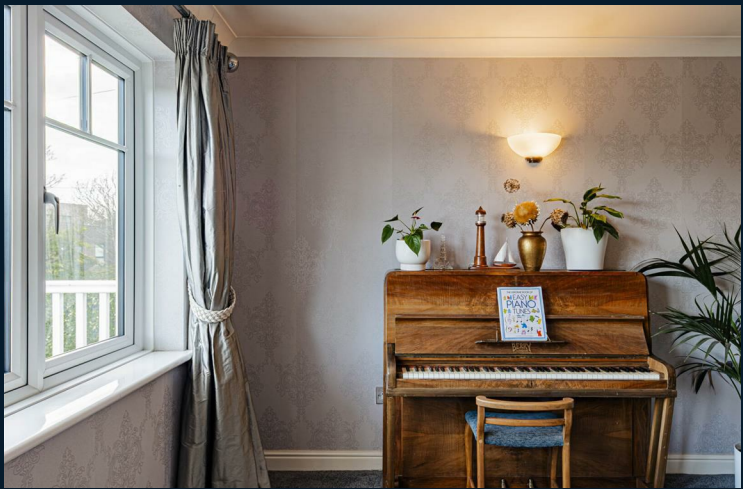
A large reception room running the full depth of the property. Windows to the front bring morning light and sea views and the French doors to the rear open directly to the terrace and garden. A fireplace with a log burner forms the focal point and the space is large enough to accommodate generous seating, a piano area and a relaxed atmosphere for family life and entertaining.

Family Room

A second reception room is positioned at the front of the house. Its design makes it ideal as a family room, cinema lounge or children's lounge. Its location offers privacy from the main living area, allowing different activities to take place simultaneously.

Kitchen and Dining

A modern fitted kitchen with a feature curved island offers a practical cooking and entertaining space. Granite work surfaces, twin Bosch ovens and extensive storage create a very usable layout. The dining area sits beside French doors with views over the rear garden which allows the room to feel bright throughout the day. In summer months the doors open wide to create a flow between indoor and outdoor seating.



Utility

A very large utility room with full height storage, long countertops and direct access to the garden. This space is designed for family living and coastal days with ample room for equipment, laundry, coats and boots.

Office

A dedicated office with floor to ceiling built in shelving across one wall. The room is ideal for home working or study with natural light from the rear window and a quiet position away from the main living areas.

Ground Floor WC

A modern cloakroom with wash basin and WC positioned off the inner hallway.

Principal Bedroom Suite

A principal double bedroom with sea views is positioned at the front of the house. The suite includes a separate dressing room, measuring 9'3" × 7'11" (2.8m × 2.4m), with built-in storage, and a private bathroom, measuring 9'3" × 7'3" (2.8m × 2.2m), featuring a walk-in shower, wash basin and WC.

Bedroom Two

A generous double bedroom with a window to the back of the house with garden views. The room has a calm feel and works well as a guest bedroom.

Bedroom Three

A bright and inviting double bedroom, ideal for children,

offering ample space for furniture and play. Its light-filled atmosphere creates a warm and comfortable environment, perfect for a child's bedroom or guest accommodation

Bedroom Four

A double bedroom overlooking the rear of the property, enjoying peaceful views towards the lighthouse. The room offers a calm and relaxing atmosphere with ample room for furnishings and personal touches.

Family Bathroom

Modern bathroom serving the three secondary bedrooms, with bath, wash basin and WC.

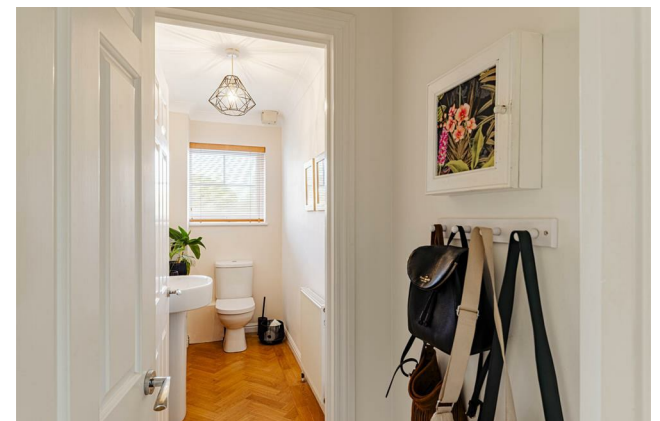
Garden and Outdoors

The rear garden is fully enclosed with mature hedging providing a private setting. A central lawn is framed by established planting and two seating areas including a terrace outside the living room. The design creates a green outlook from the house throughout the year and the maintenance is practical for family life. The garden has side access, a pergola feature and space for outdoor dining.

Frontage, Parking and Garage

The house is set behind a hedge line with gated access. The driveway leads to a large double garage (8.33m x 6.24m) beneath the main house which provides parking and valuable storage for water sports equipment, tools and bicycles. Steps rise to a wide front terrace with seating and the entrance porch which gives the property a distinctive coastal feel.

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ADDITIONAL INFORMATION

Floor Area – 2443.43 sq ft

Council Tax – Band G

EPC Rating – B

Tenure – Freehold

Viewings – By Appointment Only



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Northforland Estate

North Foreland is one of the most desirable residential estates on the Kent coastline. It is private, well maintained and peaceful with wide roads and a landscaped environment. One of the unique benefits of living in North Foreland is the private residents pathway to the beach, which gives direct access to the shoreline from within the estate. The estate is managed for the benefit of residents and there is an annual charge of approximately £800.

Location & Schools

The property is a short walk from the clifftop walkway and the beaches that Broadstairs is known for including quiet coves used mainly by estate residents. Broadstairs town centre offers independent shops, cafés, seasonal markets and a relaxed atmosphere throughout the year. The railway station provides services to London St Pancras and London Victoria making the area suitable for commuting.

The surrounding coastline includes North Foreland Golf Club, coastal paths and several beaches all within walking distance. The private North Foreland residents pathway gives direct access to the shoreline from within the estate.

The area offers a strong selection of schools which is one of the reasons families choose North Foreland. Local options include St Mildreds Primary School and Upton Junior School. Secondary education is provided by Charles Dickens School and St Georges Church of England Foundation School. There is also a well established independent option nearby at St Laurence College and provides education from early years through to sixth form. Grammar schools including Dane Court Grammar and Chatham and Clarendon Grammar are located in nearby and are accessible by car or school transport.

Additional Information

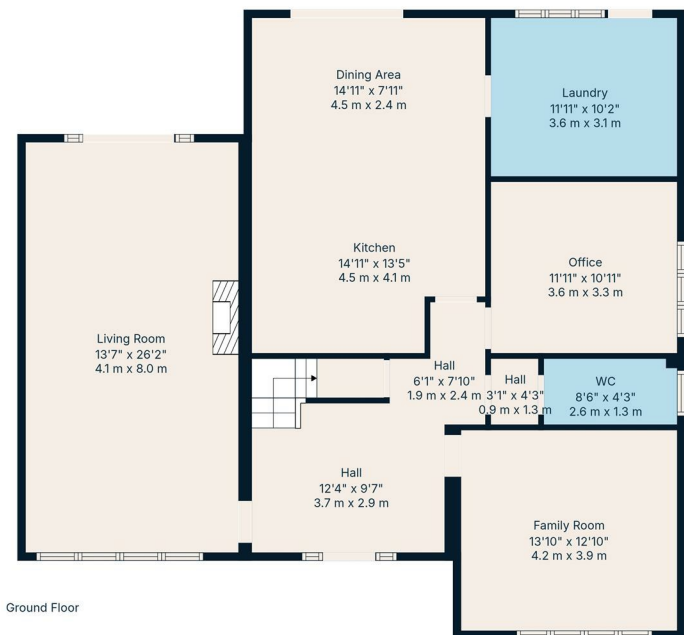
Water supply is mains, electricity is mains and heating is mains gas. Sewerage is private via a septic tank. The property is fitted with solar panels which contribute

significantly to the annual utility costs by offsetting electricity consumption throughout the year. Broadband is full fibre to the property with speeds up to one gigabit and there is good mobile coverage.

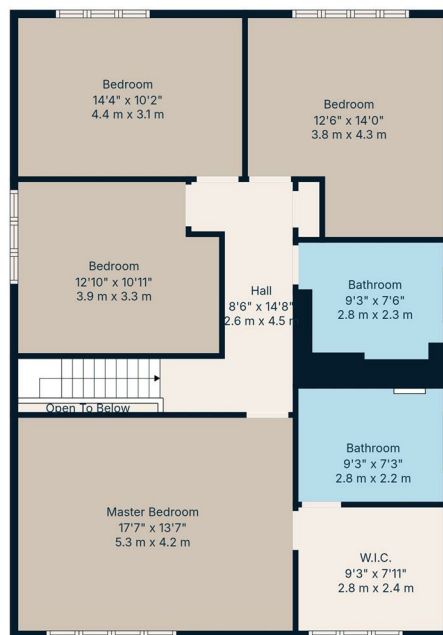
AML & Buyer Protection Notice

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. As part of this process, you'll also receive three months of complimentary Lifetime Legal membership, which includes Mover Protection - covering certain costs if your purchase falls through due to no fault of your own.





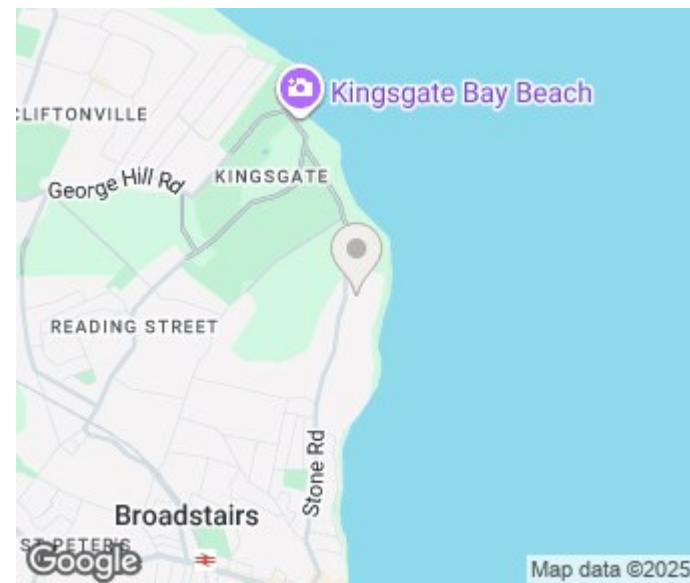
Ground Floor



1st Floor

TOTAL: 2431 sq. ft, 226 m2
 Ground floor: 1374 sq. ft, 128 m2, 1st floor: 1057 sq. ft, 98 m2
 EXCLUDED AREAS: OPEN TO BELOW: 5 sq. ft, 0 m2, WALLS: 149 sq. ft, 14 m2

Plan Is As Accurate As Possible But Measurements And Layout Remain Approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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