



12 Foreland Heights
Broadstairs | CT10 3FU

FINE & COUNTRY



Step inside

12 Foreland Heights

Nestling in an attractive enclave of modern and elegant detached houses in a quiet cul de sac, with stunning views over the surrounding farmland, the golf course and across to Joss Bay, is this impressive and solidly built four bedroom family home. It is tucked away from most of the other houses and approached via a spacious block paved driveway where you can park two or three cars and leads to the double garage.

There is a gravel shrub bed beside the charming porch and front door that opens into a very spacious entrance hall with attractive black floor tiles that flow through much of the ground floor. A very wide archway between the kitchen and dining area provides the contemporary feel of open plan living. The kitchen has a raft of wood units housing a built in double oven, gas hob, dishwasher and stand-alone American fridge freezer while the dining area has a wall of windows overlooking the rear of the property so you can enjoy the outstanding vista. The separate, fitted utility room has a new combi boiler and a side door for access outside, plus there is a large cloakroom accessed from the hall.

A large and impressive study is fitted with a wall of shelving and desk units and is ideal for anyone working from home, while the attractive dual aspect lounge has a coal effect gas fire that gives you that glow on a cold winter's evening. It also has double doors to the conservatory with feature brick walls and underfloor heating that has been used as a playroom, gym or additional seating area.

The charming staircase takes you up to a large galleried landing with built in bookshelves, space for a small desk and access to the boarded attic. There is a family bathroom and four double bedrooms, including three that look out over the fields to the sea with the main bedroom having a wall of fitted cupboards and matching bedroom furniture as well as an en suite shower room.

A detached double garage with two electric roller doors includes ladder access to a boarded and vaulted ceiling first floor area. The ceiling has been plastered and, with the addition of Velux windows and a staircase, could become an excellent games or hobby room. There is a side gate down to the inner garden which has a terrace and is mainly laid to lawn and totally fenced so is ideal for pets and small children. This has a gate to the large lower lawned garden that is open plan to its neighbours and backs on to fields.



Seller Insight

“ We have thoroughly enjoyed bringing up the family here over the past 16 years, but now the children are flying the nest we feel it is time for us to downsize although we want to stay in Broadstairs as we love the area.

Being in a cul de sac it is very quiet and peaceful and it is possible to enjoy gazing at the horses and sheep in the surrounding fields but, at the same time, you can be in the centre of Broadstairs in three minutes and take advantage of all the restaurants, pubs and shops as well as the beaches and promenade. While the high speed train from Broadstairs station can whisk you to London in under an hour and a half.

The house is not far from the renowned North Foreland golf course for golfing aficionados while nearby Joss Bay and Stone Bay are ideal for families who want to enjoy sandy beaches, swimming and surfing in the summer and for horse mad youngsters the Elmwood Riding School (those are the horses you can see from the house) is just up the road. Broadstairs is a lovely 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. Another advantage of Broadstairs is that it includes some very good schools including Upton and Dane Court rated Outstanding by Ofsted as well as two excellent private prep schools.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road	
Broadstairs Station	1.3 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

Leisure Clubs & Facilities

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

Healthcare

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

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

Entertainment

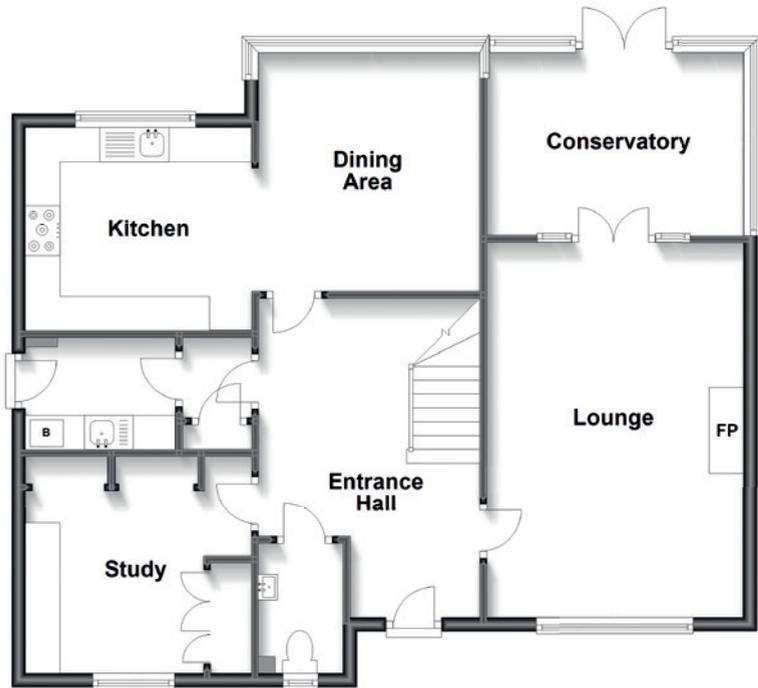
Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126

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

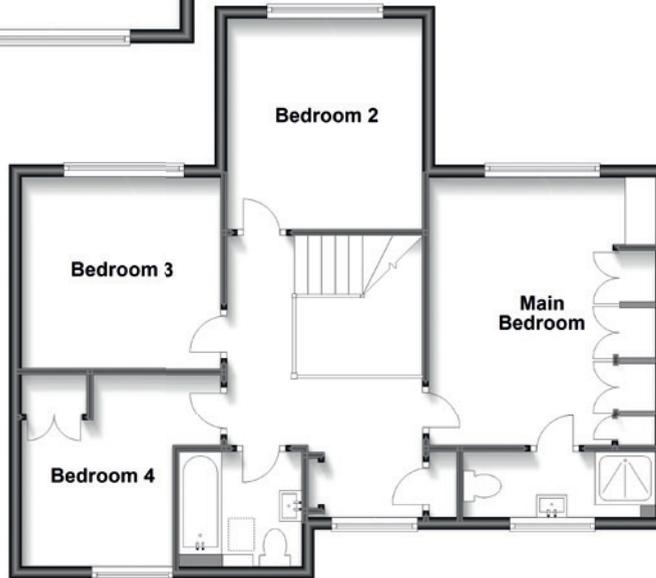
Ground Floor

Approx. 85.6 sq. metres (921.1 sq. feet)



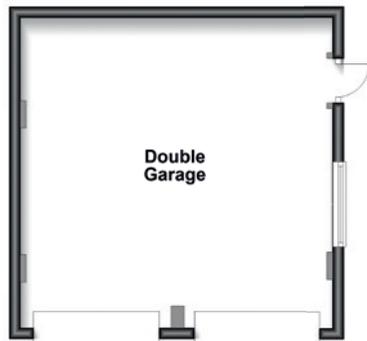
First Floor

Approx. 70.5 sq. metres (758.4 sq. feet)



Garage

Approx. 31.7 sq. metres (341.4 sq. feet)



GROUND FLOOR

Entrance Hall	
Lounge	18'0 x 12'3 (5.49m x 3.74m)
Conservatory	11'8 x 8'9 (3.56m x 2.67m)
Dining Area	12'0 x 10'6 (3.66m x 3.20m)
Kitchen	10'7 x 9'9 (3.23m x 2.97m)
Utility Room	7'0 x 5'3 (2.14m x 1.60m)
Study	10'8 x 10'5 (3.25m x 3.18m)
Cloakroom	

FIRST FLOOR

Landing	
Main Bedroom	13'11 x 12'3 (4.24m x 3.74m)
En Suite Shower Room	
Bedroom 2	11'10 x 10'6 (3.61m x 3.20m)
Bedroom 3	10'8 x 9'9 (3.25m x 2.97m)
Bedroom 4	10'9 x 10'6 (3.28m x 3.20m)
Family Bath/Shower Room	

OUTSIDE

Front Garden	
Driveway	
Double Garage	
Rear Garden	17'0 x 16'4 (5.19m x 4.98m)

£ 800,000

EPC Rating: C

Council Tax Band: G

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 09.12.2022





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

