



18 Foreland Heights  
Broadstairs | Kent | CT10 3FU

FINE & COUNTRY



# Step inside

## 18 Foreland Heights

Whether you are looking for a permanent family home or a superb weekend and holiday retreat this beautifully maintained and upgraded five bedroom property could tick all the right boxes. It was originally built 22 years ago when the owners first bought it but they have extended it and installed new bathrooms, a contemporary kitchen, added triple glazing throughout and a large conservatory, so you can walk straight into the property and do not need to do anything but decide where to put your furniture. Sweeping up to the end of a cul-de-sac the property stands proud in front of you. It has impressive kerb appeal with its very tall chimneys, varied roof lines, a cream exterior and a brick pillar at the entrance porch, so really stands out from its neighbours. There is a large double garage and off road parking for two cars with additional parking available in front of the property.

Charming flower and shrub beds welcome you to the front door and, once over the threshold, you will be delighted to see the vast reception hall with oak flooring where you could happily host a cocktail party. There are double doors to the elegant lounge with a fireplace that currently includes an electric fire hiding the usable log burner and French doors to the very spacious conservatory where the family are likely to spend much of their time. It has underfloor heating and a reflecting glass roof keeping it warm in winter and cool in summer, so can be used all year round.

The modern double aspect kitchen/breakfast room, with a glass door to the terrace, has a lovely range cooker, a wide range of units including pull out larder cupboards and automatic access corner cupboards as well as an integrated fridge, additional stand-alone appliances and a peninsular breakfast bar. There is a large fitted adjacent utility room that also has access to the terrace. Off the hall is a cloakroom and an understairs wine cupboard as well as a good sized study.

Leading from the landing is an excellent family double shower room designed by A.J. Ball and five good sized bedrooms including four doubles and a large single. The guest room has a newly installed en-suite shower while the beautifully fitted, dual aspect first bedroom incorporates a walk in wardrobe and an en-suite shower.

The extremely low maintenance rear garden is completely enclosed by a high brick wall, so is ideal for keeping children and pets safe as well as offering a great deal of privacy and security. It has a large and attractive terrace with a raised decked patio surrounded by a dwarf wall designed for outdoor entertaining as well as shrub borders and artificial grass leading to a summerhouse. This pitch roofed brick building includes power and lighting, a pine clad vaulted ceiling and dual aspect floor to ceiling double glazed windows and French doors, so is just the place for anyone working from home who doesn't want to be disturbed by activities in the house.



# Seller Insight

“ It has been a wonderful family home for the past 22 years but we feel it is now time 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 we have delightful neighbours who create a friendly community. It is only a short stroll to the seafront and we can be in the centre of Broadstairs in three minutes so enjoy 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 is just up the road. Broadstairs is a quintessential Victorian seaside resort with 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 an excellent private prep school.”\*



\* 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.





SUMMER HOUSE

**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

**Healthcare**

St. Peter's Surgery	01843 608860
Broadstairs Medical Centre	01843 608836
Osborne Road Surgery	01843 863353
Mocketts Wood Surgery	01843 862996

**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	

**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
Wellesley and Haddon Dene	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**

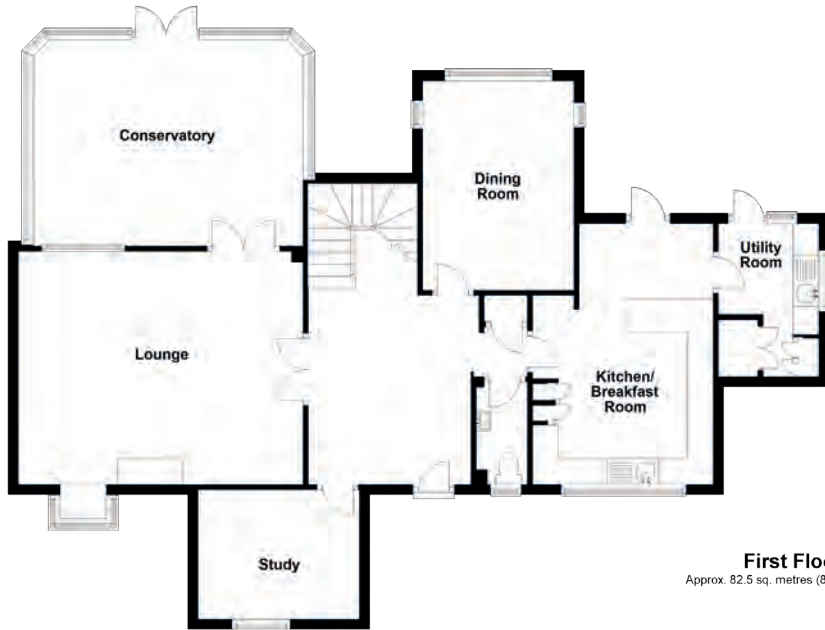
Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
The Little Sicilian	08143 652423
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Wyatt and Jones	01843 865126

**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. 110.6 sq. metres (1190.0 sq. feet)



### First Floor

Approx. 82.5 sq. metres (888.4 sq. feet)



### GROUND FLOOR

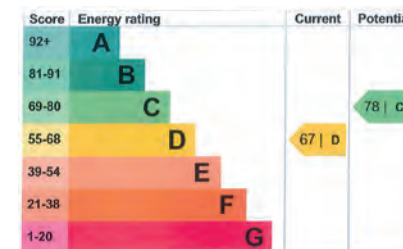
Reception Hall	
Lounge	18'0 x 14'8 (5.49m x 4.47m)
Study	10'2 x 8'2 (3.10m x 2.49m)
Dining Room	13'2 x 9'6 (4.02m x 2.90m)
Kitchen/Breakfast Room	19'0 x 11'4 (5.80m x 3.46m)
Utility Room	10'3 x 6'4 (3.13m x 1.93m)
Cloakroom	
Conservatory	17'8 x 13'6 (5.39m x 4.12m)

### FIRST FLOOR

Landing	
Bedroom 1	14'7 x 10'6 (4.45m x 3.20m)
En-Suite Shower Room	
Walk In Wardrobe	
Bedroom 3	11'8 x 11'6 (3.56m x 3.51m)
Family Bathroom	
Bedroom 4	9'11 x 8'5 (3.02m x 2.57m)
Bedroom 2	10'4 x 9'6 (3.15m x 2.90m)
En-Suite Shower Room	
Bedroom 5	8'8 x 8'4 (2.64m x 2.54m)

### OUTSIDE

Rear Garden	
Summer House	10'11 x 8'5 (3.33m x 2.57m)
Front Garden	
Driveway	
Double Garage	18'6 x 18'6 (5.64m x 5.64m)



£900,000

EPC Rating: D

Council Tax Band: G

Tenure: Freehold



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 23.12.2022





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