

Price

£450,000  
Leasehold

Fitzroy Avenue, Broadstairs, Kent, CT10

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|                     |            |
|---------------------|------------|
| Broadstairs Station | 2.5 miles  |
| Channel Tunnel      | 29.7 miles |
| Dover Docks         | 23.4 miles |



Found on the picturesque coastline of Kingsgate, Broadstairs is this brand new first floor apartment with sea view. There is gated access and two allocated parking spaces.



A new and immaculate first floor apartment  
Dual aspect open plan living space  
Private terrace with sea views  
Two allocated parking spaces accessed via electric gates  
Ideally located for North Foreland golf course and Botany Bay blue flag beach  
Early possession possible and no onward chain





Ocean View is a superb development of just five top quality apartments on the clifftop at the Blue Flag Botany Bay with uninterrupted views across the sea. This elegant two bedroom first floor apartment has been built to an extremely high standard with top quality fixtures and fittings and is ideal if you are looking for an easy-to-manage permanent home or a 'lock up and go' weekend and holiday retreat. Alternatively, if you are considering a property investment, it would also be an excellent holiday let with all the tax advantages available.

The development is accessed via electronic gates that lead to a large block paved car park with two allocated spaces for each apartment. This leads to the main entrance with a visual intercom entry system flanked by a communal wraparound front lawn and a covered patio. The main entrance door opens into a lobby with a communal lift and stairs that can take you to the first floor. If you take the stairs, you can enjoy the scenic vista from the large picture window on the first floor landing.

The apartment front door opens into a light and bright, dual aspect

Lounge/Kitchen/Diner with patio doors to the balcony providing lovely views across the clifftop to the sea. The spacious kitchen area includes plenty of high end storage units with stone worktops and LED under unit lighting housing a Neff induction hob, oven and microwave as well as an integrated fridge freezer, dishwasher, washer/dryer and wine cooler. The good sized hall includes an airing cupboard and access to the bedrooms and bathroom. There is a smart family bathroom and two double bedrooms including the main with an en suite shower room and dual aspect corner picture windows providing delightful views.

Please refer to the footnote regarding the services and appliances.

## What the owner says...

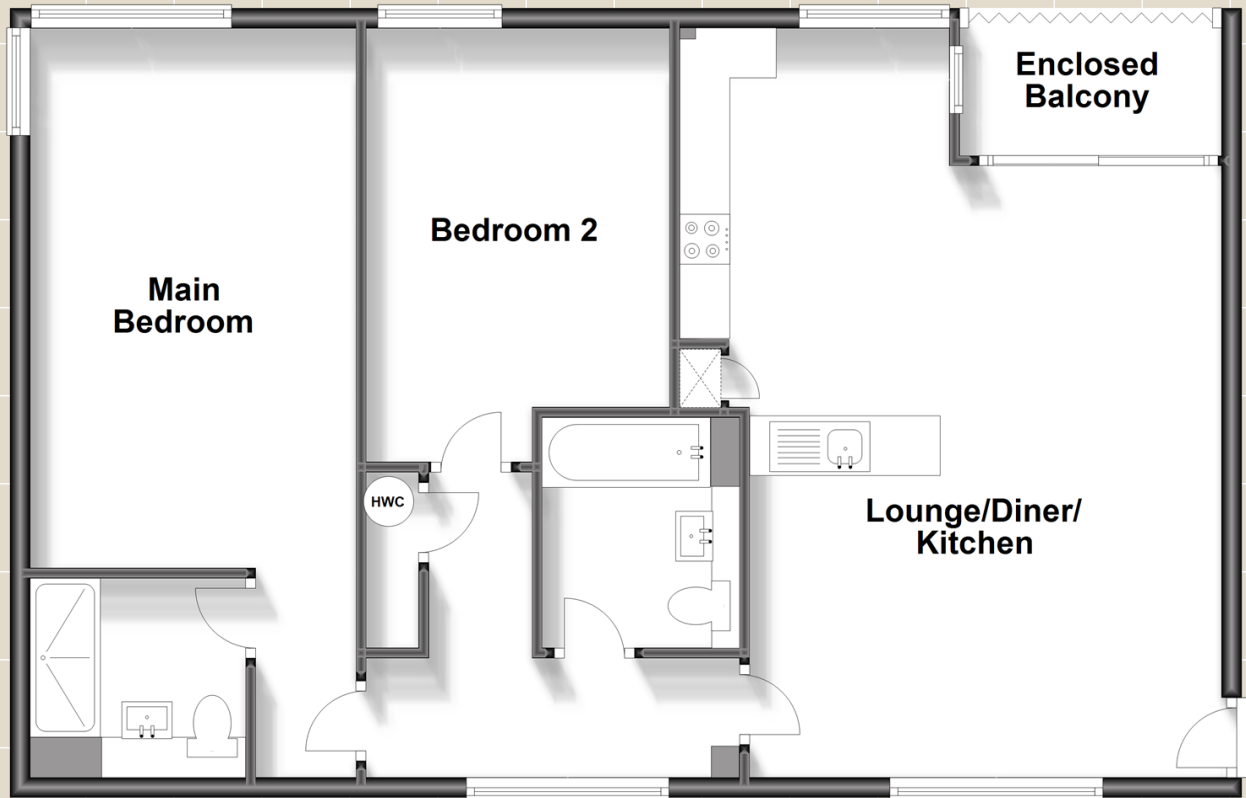
"General Information:

All the apartments include visual entry front doors, eco-friendly air source pumps and underfloor heating as well as engineering oak flooring. The roof terrace and balconies have anti-corrosive decking and coastal stainless steel and toughened glass balustrades while the bathrooms have thermostatic rainfall shower heads, glass top finish vanity units and white stone shelving. There are bin and cycle stores adjacent to the car park and individual lockable mailboxes located in the ground floor lobby. The apartment would also make an excellent holiday let as an investment or could provide an additional income for owners when they are not using it.

It is a very quiet and peaceful area with wide grassy clifftops and direct access to the blue flag beach at Botany Bay. Ocean View is within walking distance of the North Foreland Golf club, Kingsgate and Joss Bays and, for anyone who would like a drink or a meal without having to take the car out, there is the Botany Bay hotel or the Captain Digby restaurant. A regular bus service travels around Thanet on the Loop and there is a useful convenience store nearby. Broadstairs town centre is only a five minute drive with its mainline high speed rail service that can whisk you to St Pancras in less than an hour and a half, a wide variety of individual shops, bars and restaurants and a number of annual events such as Folk Week, the Dickens Festival and the Food Fair."

## First Floor

Approx. 85.5 sq. metres (920.6 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Canterbury on 01227 479317**

23 Watling Street, Canterbury, Kent, CT1 2UA  
 canterbury@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

