



4 Ocean View
86 Fitzroy Avenue | Broadstairs | Kent | CT10 3LT

FINE & COUNTRY





Step inside

4 Ocean View

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.

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.



Seller Insight

“ The property was built by well-known developers Ashcroft Building and Construction Limited and comes with a 10 year LABC warranty. All the apartments include visual entry front doors, eco-friendly air source pumps and underfloor heating as well as engineering oak flooring. The balcony has 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.

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.*

* 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 | 2.5 miles |
| Channel Tunnel | 29.7 miles |
| Dover Docks | 23.4 miles |
| Canterbury | 19.1 miles |
| Charing Cross | 80.0 miles |
| Gatwick Airport | 84.9 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 |
| Broadstairs Medical Practice | 01843 608836 |
| Mocketts Wood Surgery | 01843 862996 |
| QEQM 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 |
| Wellesley Haddon Dene | 01843 862991 |
| St. Lawrence Junior | 01843 572900 |
| St George's Primary | 01843 609000 |

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

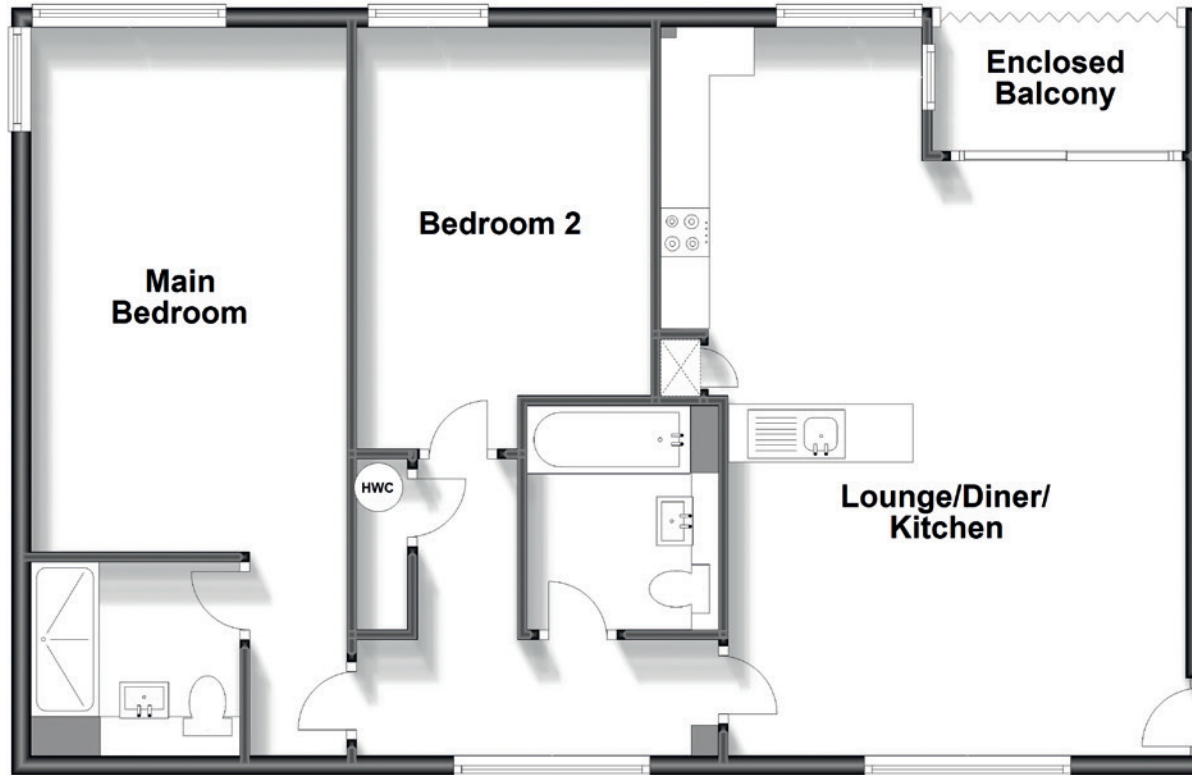
| | |
|-----------------------------------|--------------|
| Theatre Royal | 01843 293397 |
| Sarah Thorne Theatre, Broadstairs | 01843 863701 |
| Vue Cinema Complex | 0871 2240240 |
| Palace Cinema | 01843 865726 |
| Tartar Frigate Restaurant | 01843 862013 |
| Botany Bay Hotel | 01843 868641 |
| Captain Digby | 01843 867764 |
| 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 |
| Shell Grotto, Margate | 01843 220008 |

First Floor

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



FIRST FLOOR

| | |
|----------------------|--|
| Lounge/Diner/Kitchen | 24'10 (7.57m) narrowing to 20'4 (6.20m) x 18'1 (5.52m) |
| Balcony | 7'11 x 4'6 (2.41m x 1.37m) |
| Hall | |
| Bathroom | 7'11 x 6'7 (2.41m x 2.01m) |
| Bedroom 2 | 14'11 maximum x 9'10 (4.55m x 3.00m) |
| Main Bedroom | 18'3 x 11'2 (5.57m x 3.41m) |
| En Suite Shower Room | |

OUTSIDE

Two Allocated Parking Spaces

Council Tax Band: Pending
Tenure: Leasehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 87 B | 87 B |
| 69-80 | 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 © 2023 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 25.11.2024





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