



Flat 10, Eagle House
The Parade | Broadstairs | Kent | CT10 1LZ





Step inside

Flat 10, Eagle House

Steeped in history, Eagle House stands virtually on the beach at Viking Bay and can date its origins back before the days when it became the headquarters for the Admiralty Coastal Blockade during the Napoleonic Wars. At the time it was known as Admiral House but it was to this building that messengers from the Battle of Waterloo brought back a French Eagle announcing the victory over Napoleon. Since then it has been renamed Eagle House and there is a replica of the Eagle on top of the building that can be seen from upper promenade, known as The Parade, on Broadstairs seafront. Over the following centuries the property has been used for a number of purposes until more recently it has been converted into a block of delightful apartments in a unique position with stunning and uninterrupted views over Viking Bay and the sea beyond.

The building includes this charming apartment that makes an ideal seaside 'pied de terre' or an excellent investment as a holiday let. As it is on the second floor it has panoramic sea views but there are also stairs down to the communal garden area with a private gate directly onto the beach. The property is approached via a gate and steps leading down from The Parade on the clifftop and the front door opens into a delightful living space with a large sash bay window and a bespoke banquette seat where you can sit and admire the views. There is wood flooring and a feature panelled wall as well as a kitchen with units housing an oven and hob plus an integrated fridge and dishwasher, under a peninsular style breakfast bar.

A modern double shower room is adjacent to the good sized double bedroom. This has built in cupboards and includes French doors to a balcony where you can sip your morning coffee revelling in the view of the golden sandy beach and the sea beyond watching the ships passing by. Alternatively it is just the place to enjoy a nightcap watching the twinkling lights on the harbour arms and around the bay.





Seller Insight

“ This apartment is in a truly unique location and is a wonderful retreat if you want to enjoy the seaside. Not only with those amazing views and immediate private access to the beach it is also right in the heart of the town where you will find a myriad of delightful restaurants and bars as well as excellent and unusual independent shops, coffee houses and supermarkets. It continues to be a highly successful holiday let with air b and b clients quoting it as: “being one of the most loved homes on air b and b” and giving it a five star rating.

Broadstairs is a quintessential Victorian coastal town with its bandstand, gardens, clocktower and promenades and numerous sandy beaches for sunbathing, swimming and surfing. As well as all the eateries and shops there is also the renowned North Foreland Golf Club and other sports clubs including the sailing club, cricket, bowls and tennis clubs, while the fast train from Broadstairs station can whisk you to St Pancras in under an hour and a half. There are also a variety of annual events including Folk Week, The Dickens Festival and the Food Fair while additional entertainment is available at the Sarah Thorne Theatre and the Palace Cinema and if you want to go slightly further afield at Westwood Cross you have a large shopping mall and retail park as well as the Vue Cinema complex and a casino.”*

* 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	0.5 miles
Channel Tunnel	30.7 miles
Dover Docks	22.8 miles
Canterbury	18.5 miles
Gatwick Airport	84.9 miles
Charing Cross	80.2 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 Practice	01843 608836
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

Leisure Clubs & Facilities

Surf School Joss Bay
North Foreland Golf Club
Thanet Wanderers RUFC
Broadstairs Sailing Club
Broadstairs and St. Peter's Bowls Club
Broadstairs and St. Peter's Tennis Club

Education

Primary Schools:

Callis Grange Nursery and Infant
St. Peter's Primary
St. Joseph's Primary
Upton Junior
Wellesley Hadden Dene
St. Lawrence Junior

Secondary Schools:

Charles Dickens
St. George's
Dane Court Grammar
Chatham and Clarendon House
St. Lawrence Senior

01843 868171
01843 862140
01843 868857
01843 861373
01843 861293

01843 862531
01843 861430
01843 861738
01843 861393
01843 862991
01843 572900

01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs
Vue Cinema Complex
Palace Cinema
Tartar Frigate Restaurant
Royal Albion Hotel
Charles Dickens pub
Wyatt and Jones
Little Sicilian
Samworth and Mee
Stark

Local Attractions/Landmarks

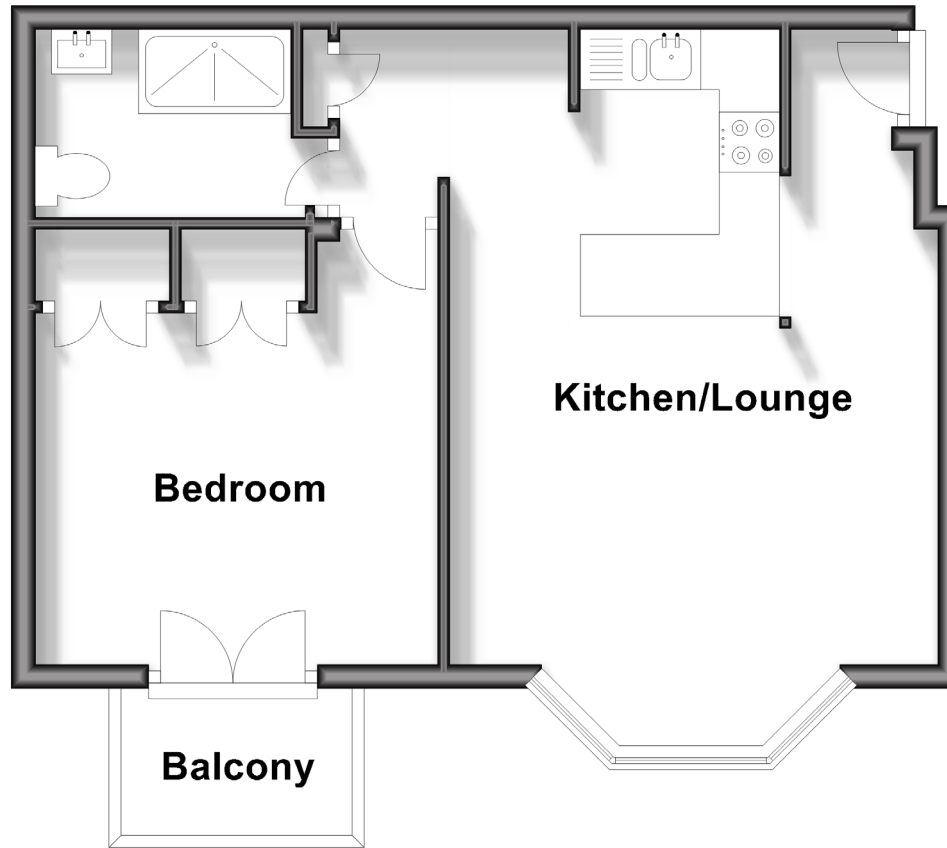
Crampton Tower
Dickens House Museum
Lilliput Mini Golf
Turner Contemporary
Spitfire and Hurricane Museum
Hornby Visitor Centre, Westwood
Quex Park
Westwood Cross

01843 863701
0871 2240240
01843 865726
01843 862013
01843 868071
01843 603040
01843 865126
01843 652423
01843 867792
01843 579786

01843 871133
01843 861232
01843 861500
01843 233000
01843 821940
01843 233524
01843 841119

Second Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Communal Hall

Kitchen/Lounge 19'4 x 13'3 (5.90m x 4.04m)

Inner Hall

Shower Room

Bedroom 11'5 x 10'7 (3.48m x 3.23m)

Balcony

OUTSIDE

Communal Garden

Council Tax Band: A

Tenure: Leasehold

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



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