



69 Fitzroy Avenue
Broadstairs | Kent | CT10 3LT

FINE & COUNTRY

Step inside

69 Fitzroy Avenue

The brainchild of the avant-garde owners, this unique and fascinating award-winning property is an absolute stunner. Located close to the clifftops at Botany Bay and built to their design about eight years ago, it is easy to maintain whether you are looking for a permanent family home or a truly special holiday and weekend seaside residence. The first thing you notice is the beautiful black split face slate tiled wall providing privacy at the front of the house and this slate tiling continues around to the side of the house adjacent to the block paved driveway and surrounds the black door to the double garage. It is complimented by the impressive external walls of the property that are clad in sand-blasted black painted larch. The property has been created as three 'pods,' with the family living space as a single storey pod and the remaining ground and first floor accommodation made up of separate two storey pods each side of a secluded central courtyard. There is also a separate building currently used as a home office but could be a self-contained annexe as it has a kitchenette, en suite and store.

An automatic sliding door entry system opens into the secluded front garden with a very useful outdoor shower this is ideal for a sluice down after a day on the beach, a walk with the dog or an early morning run, and a huge firepit surrounding by a paved patio where you can enjoy the morning sunshine. The contemporary Urban Front entrance door opens into a vast, triple aspect very light and bright open plan family space with split face slate wall features, polished concrete flooring, underfloor heating and particularly wide aluminium framed sliding patio doors to the front terrace, the central courtyard and to the rear garden. At least a dozen guests can sit down to a meal in the spacious dining area while friends and family can enjoy the large living area with built in shelving and a trendy Stovax log burner to provide a warming focal point on a cool winter's evening.

Central to this open plan space is the superb kitchen/breakfast area that will delight anyone who enjoys cooking and catering. There are a wall of flat fronted oak units with top quality Dekton worktops incorporating a variety of Siemens appliances including two built in ovens, an integrated fridge and freezer, dishwasher and wine cooler as well as a Quooker boiling water tap. On the spacious central island/breakfast bar there is an induction hob with a concealed extractor. Cleverly designed behind the wall units is a fitted utility room with an additional wine cooler, fridge freezer and laundry facilities as well as a back door for easy access to the discreetly hidden bin area and access to the front and rear of the property.

The first of the two storey pods includes the double garage with built in storage facilities and the elegant snug that has a wall of sliding patio doors to the charmingly designed courtyard with a tree as a centre focal point. While an attractive ply staircase from the family living space with understairs storage leads to the upper floor. This has luxury LVT Amtico herringbone style flooring that covers all the first floor areas and where you will find the fabulous master suite. It comprises a delightful light and bright bedroom with a contemporary bath and a veritable wall of wide patio doors that open to a glass Juliette balcony overlooking the central courtyard. There is also access to a spacious dressing room with triple sliding cupboards and a central full height mirror as well as a frosted glass sliding door to the ensuite with walk-in shower, double vanity basin and storage cupboards.

The rear two storey pod includes a double bedroom with a cleverly designed and concealed pull down double bed and built in cupboards and an adjacent contemporary wet room. There is a storage cupboard that contains the projector for the impressive family room. It has a vast picture window overlooking the rear garden with a drop down screen that covers it to create a cinema experience, as well as patio doors to the rear terrace that can also be covered when required. A matching second staircase leads up to a family bathroom with a large oval bath, separate shower and vanity basin and two double bedrooms including one with built in wardrobes, shelving and bedroom furniture and patio doors to a Juliette balcony overlooking the courtyard. While the other bedroom includes a fold down double bed, built in wardrobes and drawers as well as patio doors opening onto a glass Juliette balcony with views across the very secluded and easy-to-maintain rear garden.

A large rear polished concrete terrace is just the place to enjoy the afternoon and early evening sunshine and includes an outdoor kitchen with Broil grills for barbecues and al fresco meals. It leads to a very spacious artificial grass lawn surrounded by a brick wall with shrubs and both laurel and red robin bushes and a concrete path that leads to a charming tree house the kids will enjoy and the excellent annexe with external storage. The annexe is designed to complement the house with a black sand-blasted larch exterior and two sets of French doors to a private terrace. It is currently in use as an office so would be ideal for anyone working from home who does not wish to be disturbed by any activities in the house. However, it could always be converted into separate accommodation for elderly relatives, adult children or as a holiday let as it is well insulated with plywood internal walls and flooring and has a fitted kitchenette with a sink, fridge and hob, a contemporary shower room, shelving and a large storage cupboard.











Seller Insight

“ We were delighted to have the opportunity to create this very special and unique seaside residence. It really works well as a family home since having the differing 'pods' means that everyone in the family can enjoy time together but also have their own private space. It is also a wonderful place for entertaining and being able to work from home in the annex office has been a joy. But it is time to start a new chapter in our lives and we hope that new owners will appreciate everything about this special place. As it is easy to look after both internally and externally it would also make a great holiday and weekend retreat although you can commute from Broadstairs station where trains to St Pancras take less than an hour and a half.

We love the quiet and peaceful surroundings and being just a couple of minutes' walk to the clifftops for a stroll with the dogs or a trip to the Blue Flag Botany Bay beach and it is not far to the quiet Kingsgate Bay or Joss Bay for surfing and paddle boarding or the local riding stables for horsey enthusiasts. We are within walking distance of the North Foreland golf course for golfing aficionados and if you want a drink or a meal without having to take the car out there is the excellent Botany Bay hotel or the Captain Digby restaurant. A regular bus service takes you around Thanet on the Loop and there is a useful convenience store nearby. The Victorian seaside resort of Broadstairs is only a five minute drive with its wide variety of individual shops, bars, hair and beauty salons and restaurants as well as a theatre and cinema and number of annual events such as Folk Week, the Dickens Festival and the Food Fair. A similar distance along the coast brings you to Margate with the iconic Dreamland, exciting restaurants and a vibrant arts scene including the Turner Gallery. There are also excellent education facilities with Outstanding primary and grammar schools in the area as well as first class private schools and other sports clubs include rugby, tennis, squash, sailing and cricket. *

* 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

By Road:
 Broadstairs Station 2.6 miles
 Channel Tunnel 32.8 miles
 Dover Docks 23.7 miles
 Canterbury 18.8 miles
 Charing Cross 80.5 miles
 Gatwick Airport 85.2 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

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 01843 863900
 Royal Temple Yacht Club, Ramsgate 01843 591766
 Broadstairs Sailing Club 01843 861373
 Broadstairs Squash Club 01843 865484

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

Secondary Schools:

Charles Dickens 01843 862988
 St. George's 01843 609000
 Dane Court Grammar 01843 864941
 Chatham and Clarendon Grammar 01843 591075
 St. Lawrence Senior 01843 572900

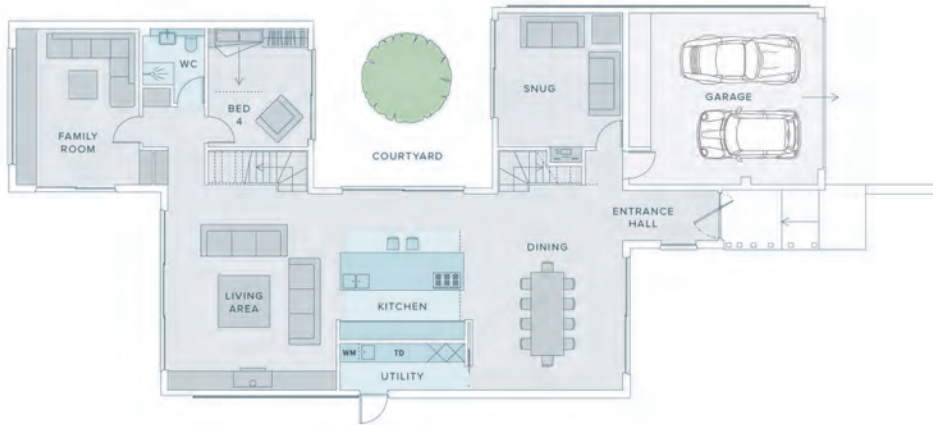
Entertainment

Sarah Thorne Theatre, Broadstairs 01843 863701
 Granville Theatre, Ramsgate 01843 591750
 Vue Cinema Complex 0871 2240240
 Palace Cinema 01843 865726
 Stark Restaurant 01843 579786
 Tartar Frigate Restaurant 01843 862013
 Royal Albion Hotel 01843 868071
 The Yarrow Hotel 01843 460100
 Captain Digby 01843 867764
 Little Sicilian 01843 652423

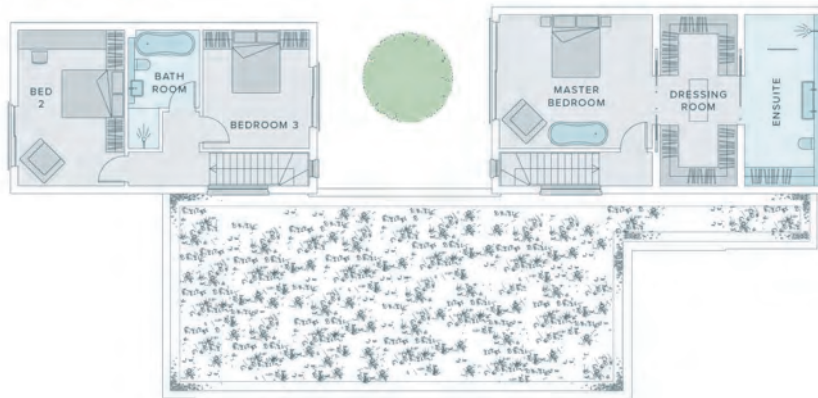
Local Attractions / Landmarks

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 01843 233524
 Westwood Cross Shopping Centre

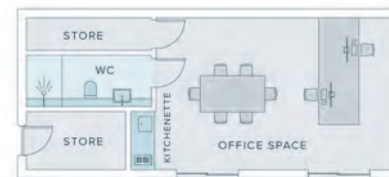
GROUND FLOOR



FIRST FLOOR



GARDEN OFFICE



GROUND FLOOR

Entrance Hall	
Dining	21'5 x 16'4 (6.53m x 4.98m)
Kitchen	15'3 x 14'6 (4.65m x 4.42m)
Living Area	21'5 x 16'4 (6.53m x 4.98m)
Utility	
Family Room	16'5 x 12'8 (5.01m x 3.86m)
Wet Room	
Bedroom 4	12'4 x 10'5 (3.76m x 3.18m)
Snug	14'11 x 13'2 (4.55m x 4.02m)

FIRST FLOOR

Master Bedroom	16'5 x 15'0 (5.01m x 4.58m)
Dressing Room	18'10 x 9'5 (5.74m x 2.87m)
En Suite Shower Room	16'0 x 6'6 (4.88m x 1.98m)
Bedroom 2	16'5 x 11'5 (5.01m x 3.48m)
Bath/Shower Room	
Bedroom 3	12'4 x 11'2 (3.76m x 3.41m)

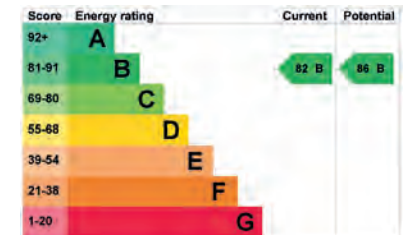
OUTBUILDING

Garden Office	23'6 x 13'7 (7.17m x 4.14m)
Kitchenette	
Shower Room	

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Garage	18'1 x 17'5 (5.52m x 5.31m)

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 © 2024 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 15.07.2024





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