



1 Sun Rise  
Ocean Drive | Broadstairs | Kent | CT10 3DA

FINE & COUNTRY



# Step inside

## 1 Sun Rise

The apartment block Sun Rise, along Ocean Drive at the clifftop end of the prestigious North Foreland Estate sits on a very spacious plot and is probably the most luxurious apartments in the south of England. For position, quality of design and build as well as spaciousness and unique style it would be difficult for them to be surpassed. This accolade is underlined by the fact that this apartment is the last one remaining out of this private gated complex. The development is not only found at the end of a private gated driveway but also benefits from no passing traffic or unwanted noise.

This apartment has uninterrupted views across the sea and a large L-shaped terrace benefitting from an abundance of morning sun and accessible through jaw dropping sized sliding doors on the seaward side, providing panoramic vistas together with plenty of space for al fresco entertaining. Outside there are spacious and beautiful communal grounds leading down to the clifftop as well as a double garage en bloc and even a discreetly hidden bin area.

The property is a three bedroom ground floor apartment with all the mod cons and advantages of luxury living and where the communal areas such as the gardens and exterior of the building are looked after on your behalf. It is difficult to imagine the space available but each of the three double bedrooms have en suite facilities. The second and third bedrooms have double showers while the main bedroom includes a separate double shower and a lovely bath adjacent to a huge picture window overlooking the bedroom and through the large glass sliding doors to the vista beyond, so you can lie in the bath and admire the view. There is also a cloakroom and a utility room as well as the absolutely stunning main living area. Apart from the enormous size the first thing you will notice is the veritable wall of floor to ceiling sliding glass doors to the wraparound terrace. The glazed sliding doors continue round the corner so you have a wonderful double aspect panoramic view from the seating area of the room. The very large terrace provides plenty of room for outdoor entertaining or just relaxing in the sunshine. The kitchen area includes a central breakfast bar, high quality bespoke units and a wide range of high end appliances.



# Seller Insight

“ A development that incorporates some truly amazing features. Particularly the size of all the rooms and especially all the glass doors to the terraces and balconies that have been individually created to complement the stunning views and include some glazed doors that are 11feet high and panoramic. As with all properties on the North Foreland Estate, residents will have keys to access a private beach and the '39 steps', made famous by the book of the same name written by John Buchan when he was convalescing in the local area. The excellent North Foreland Golf Course is close by and for other sporting activities there is surfing in nearby Joss Bay, a rugby, tennis, cricket and bowls club in Boadstairs. There are also other excellent adjacent beaches such as Stone and Kingsgate Bay and it is only a short stroll into Broadstairs with its variety of individual shops, Viking and Louisa bay beaches, bars and restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs is that it includes some very good state and private schools and the station can whisk you to London on the high speed train in under an hour and a half.”



\* 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	1.4 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

**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
Albion Road Surgery	01843 608836
Osborne Road Surgery	01843 863353
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
Haddon Dene	01843 864941
Wellesley Hadden 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

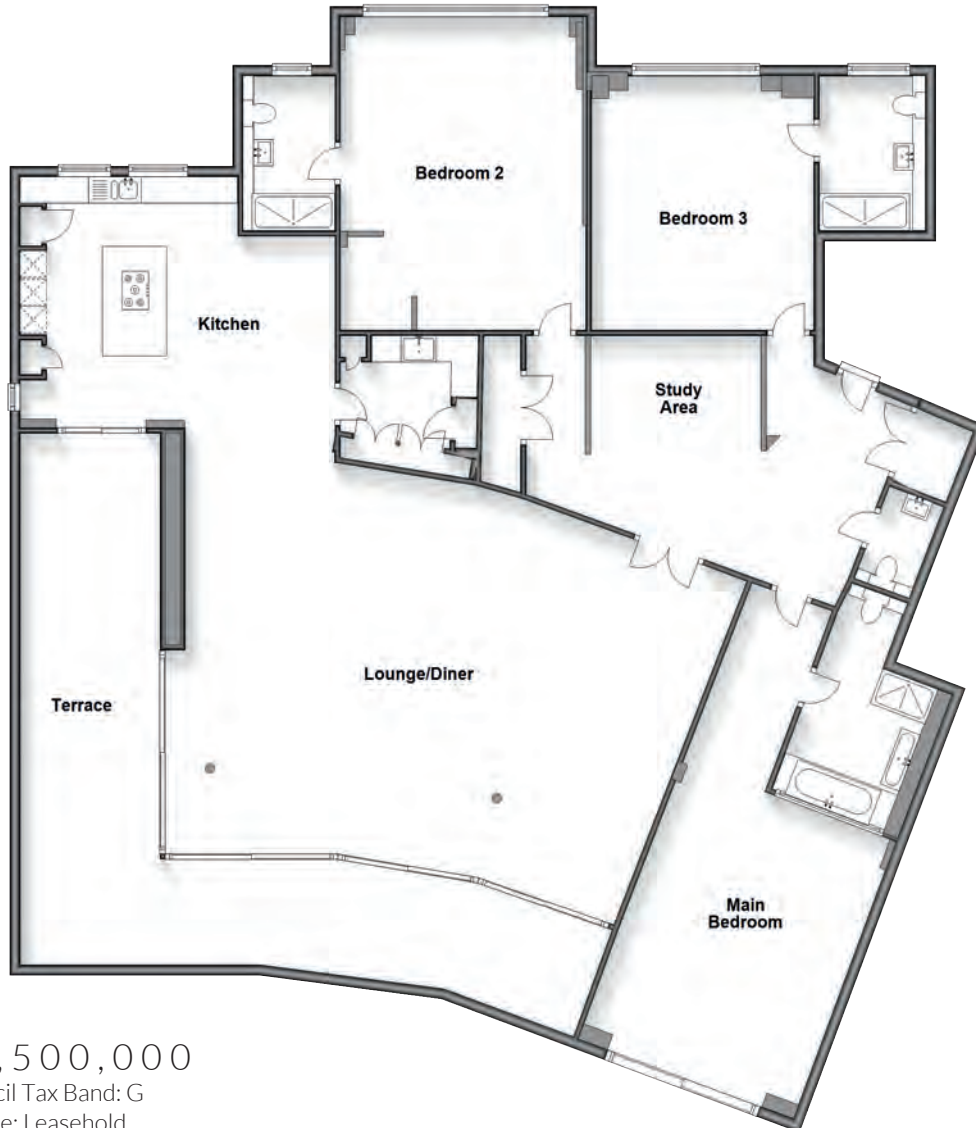
**Entertainment**

Theatre Royal	01843 293397
Winter Gardens Theatre, Margate	01843 292795
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
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. 243.2 sq metres (2617.7 sq. feet)



**GROUND FLOOR**

- Entrance Hall
- Study Area
- Lounge/Diner 35'1 maximum x 25'0 maximum (10.70m x 6.48m)
- Kitchen 20'3 minimum x 16'4 maximum (6.18m x 4.98m)
- Utility Room 9'5 x 5'9 (2.87m x 1.75m)
- Cloakroom
- Main Bedroom 27'3 maximum x 14'4 maximum (8.31m x 4.37m)
- En-Suite Bath/Shower Room 17'0 maximum x 7'8 maximum (5.19m x 2.34m)
- Bedroom 2 17'3 maximum x 14'4 maximum (5.26m x 4.37m)
- En Suite Shower Room
- Bedroom 3 14'1 maximum x 10'8 maximum (4.30m x 3.25m)
- En Suite Shower Room 23'9 maximum x 14'4 maximum (7.24m x 4.37m)

**OUTSIDE**

- Terrace
- Double Garage
- Allocated Parking
- Communal Gardens

£ 1,500,000  
Council Tax Band: G  
Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 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 © 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 31.07.2024





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