



11 Eastern Esplanade
Broadstairs | Kent | CT10 1DR

FINE & COUNTRY





Step inside

11 Eastern Esplanade

It has taken more than two years to create this stunning seafront property from its origins as a Victorian villa to the ultimate in modern day luxury. At the same time, as virtually everything in the house is bespoke, it incorporates plenty of features that are reminiscent of a bygone era. These include hand crafted coved ceilings, lintels and panelled doors, skirting boards and the delightful Victorian style staircase.

The front of this gorgeous seaside villa is impressive as it includes large balconies with bi-fold doors on the ground and first floor plus stunning angled windows and French doors to a Juliette balcony on the top floor. The house is accessed via an Indian sandstone frontage for off road parking bordered by a lovely flint and brick wall with steps up to the covered front balcony. This has black tiled flooring and leads to the bespoke hard wood front door.

This opens into a superb entrance hall with hard wearing wood effect Karndean flooring that continues throughout the ground floor, a large handcrafted wall mirror, the attractive staircase with an understairs cupboard and a cupboard housing the property control systems as well as underfloor heating that flows throughout the property. The hall leads to the ground floor accommodation including the delightful dual aspect lounge with three bi-fold doors to the terrace providing wonderful sea views and a charming cast iron fireplace with a stone surround and a modern electric fire you can cosy up to on a cool winter's evening.

The vast light open plan living space is simply breathtaking. The family area includes four bi-fold doors to the rear terrace and a vaulted ceiling area with Velux windows. While adjacent to the kitchen there are three wide sliding doors that open onto a French style courtyard with huge side picture windows. The kitchen has bespoke Smallbone units with Silestone quartz worktops housing a Siemens Studio Line combi microwave and separate oven, a wide integrated dishwasher, fridge and freezer. While the large central island/breakfast bar includes additional storage cupboards, saucepan drawers and a wine cooler as well as a Siemens induction hob and pop up sockets. Off the

dining area there is an adjacent fitted utility room with space for a washing machine and tumble dryer as well as a boiler room and an external door to a side pathway.

On the first floor there are three double bedrooms including one with French doors to a vast south facing roof terrace with a glass balustrade overlooking the rear garden and where you can happily bask in the sunshine and enjoy your morning coffee or watch the stars while sipping a pleasant nightcap. There is also access to a modern Jack and Jill bathroom with porcelanosa tiling, a large bath and a separate shower as well as a vanity basin.

A stunning, front facing bright dual aspect second bedroom offers uninterrupted coastal views through a side window and three bi-fold doors that lead to a spacious balcony with bespoke wrought iron railings. Here you can sit over your breakfast enjoying the vista or revel in the Turner-esque sunrises. It includes a wall of fitted cupboards and a superb ensuite with porcelanosa tiling, a stand-alone contemporary oval bath, a large separate shower and a trendy vanity basin.

Walking up the stairs to the second floor the first thing you notice is the impressive chandelier and then you open the door to the fantastic dual aspect vaulted ceiling principal suite. This awe-inspiring space includes a large double bedroom with a bespoke full length wall mirror, bespoke fitted drawers and a built in dressing table, while your eyes will be drawn to the fabulous triangular wall of windows and French doors. These open onto a Juliette balcony with an invisible glass balcony, allowing you to enjoy the panoramic vista to the full. There is also a well-fitted dressing room and a superb ensuite shower room with porcelanosa tiling, a double shower and a contemporary black vanity basin.

The easily maintained rear garden is designed for outdoor entertaining with a vast Indian sandstone terrace surrounded by mellow brick walls with inset niches. It has central steps up to a lawn surrounded by shrub borders and pleached laurel trees that will provide privacy and security.











Location

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Whether you are looking for a permanent seaside home or want the ultimate luxurious holiday and weekend retreat, this property is in a wonderful location. The Eastern Esplanade is in a delightful area of the Victorian resort of Broadstairs. You can walk down to Stone Bay and Viking Bay so it is ideal for families who want to enjoy sandy beaches. At the same time you can easily stroll into the town centre with its wide variety of individual shops, bars and excellent restaurants as well as a cinema and annual events such as Folk Week, the Dickens Festival and the Food Fair.

Broadstairs includes some very good private and grammar schools and the station where the high speed trains can whisk you to London in under an hour and a half. While for a bit more in depth retail therapy there is the nearby Westwood Cross shopping centre as well as restaurants, a casino and the Vue cinema complex. For the energetic there are plenty of sports clubs available including surfing, squash, tennis, bowls, cricket and rugby as well as the renowned North Foreland golf club for golfing aficionados.







Travel

By Road:	
Broadstairs Station	1.0 mile
Channel Tunnel	29.3 miles
Dover Docks	22.9 miles
Canterbury	18.9 miles
Gatwick Airport	85.0 miles
Charing Cross	80.1 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	
Royal Temple Yacht Club, Ramsgate	01843 591766

Healthcare

Broadstairs Medical Practice
St. Peter's Surgery
Mocketts Wood Surgery
QEQM Hospital

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 608836
01843 608860
01843 862996
01843 225544

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

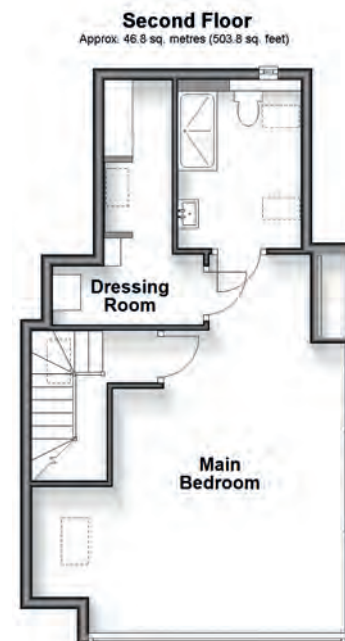
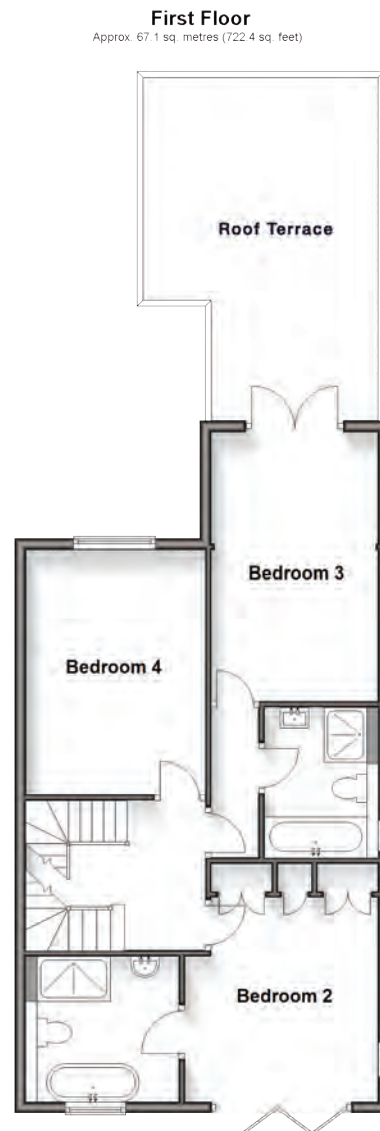
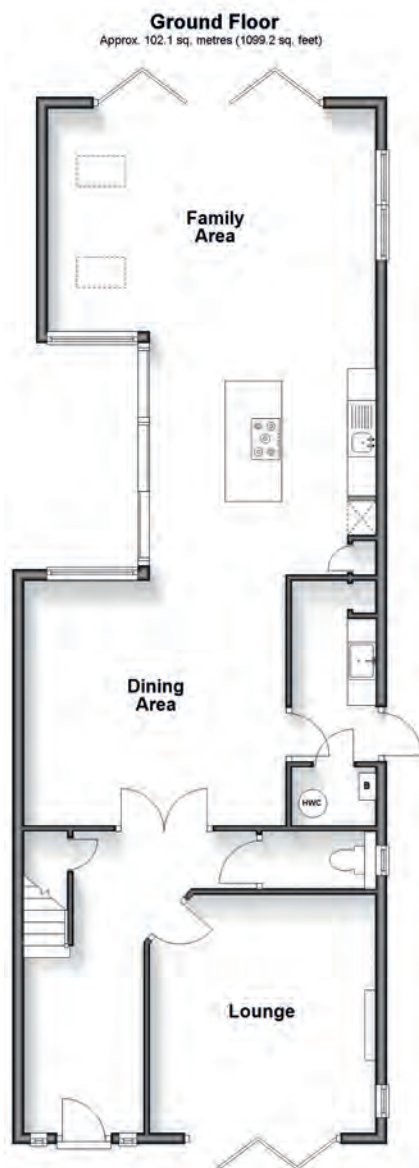
01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
Charles Dickens pub	01843 603040
Kebbels	01843 319002
Samworth and Mee	01843 867792

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	



GROUND FLOOR

Entrance Hall	
Cloakroom	
Lounge	14'5 x 13'2 (4.40m x 4.02m)
Terrace	
Dining Area	15'1 x 14'3 (4.60m x 4.35m)
Kitchen	14'5 x 13'7 (4.40m x 4.14m)
Family Area	19'1 x 13'1 (5.82m x 3.99m)
Utility Room	

FIRST FLOOR

Landing	
Bedroom 2	13'9 into fitted wardrobes (4.19m) x 11'2 (3.41m) narrowing to 9'8 (2.95m)
En Suite Bath/Shower Room	8'2 x 7'8 (2.49m x 2.34m)
Balcony	
Bedroom 4	14'5 x 10'5 (4.40m x 3.18m)
Bedroom 3	15'8 x 9'5 (4.78m x 2.87m)
En Suite Bath/Shower Room	8'7 x 5'6 (2.62m x 1.68m)
Roof Terrace	21'4 (6.51m) x 13'2 (4.02m) narrowing to 10'2 (3.10m)

SECOND FLOOR

Landing	
Main Bedroom	23'2 (7.07m) x 18'0 (5.49m) narrowing to 10'6 (3.20m)
En Suite Shower Room	9'0 x 7'2 (2.75m x 2.19m)
Dressing Room	14'3 x 4'3 (4.35m x 1.30m)

OUTSIDE

Rear Garden
Courtyard
Driveway

EPC Pending
Council Tax Band: E
Tenure: Freehold

Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

