



Seaview
North Foreland Avenue | Broadstairs | Kent | CT10 3QT

FINE & COUNTRY

SEAVIEW



Step inside

Seaview

No expense has been spared and no detail overlooked in the construction of this magnificent seaside residence. Built six years ago by a property developer for his own use, it is located in a prime location on the prestigious North Foreland Estate in Broadstairs. It has superb sea views and provides the ultimate experience in modern day contemporary living, whether you are looking for a permanent home or a stunning holiday and weekend retreat. The property includes high end features such as an aluminium box construction, commercial standard three phase electrical supply, walnut doors, woodwork and staircases, Villeroy and Boch sanitaryware, Siemens kitchen appliances, air conditioning on the first and second floors, remote controlled concealed blinds plus Infinium aluminium frameless windows and glass doors.

This three storey property is discreetly hidden behind a white painted wall with tall hedging and approached via a two metre high cedar electric gate with a security entry system. The gate opens onto a large resin driveway with raised shrub beds and outdoor lighting and where you can park up to six vehicles. There is a large double garage with a 22kw electric car charger and steps up to the vast glass pivot front door with fingerprint access.

Even before you cross the threshold you can begin to appreciate the uniqueness of this property with its vast swathes of glass creating a wonderful light and bright atmosphere throughout the building. This is immediately apparent as you walk into the impressive reception hall leading to the breath-taking open plan living accommodation. Here you will find a plethora of bi-fold doors to the rear garden, a double height atrium area with picture windows as well as porcelain flooring and underfloor heating that flows throughout the ground floor.

There is a charming family area, a dining area and an amazing kitchen/breakfast area with a range of appliances. This area is dominated by a vast central island/breakfast bar with a curved Corian work surface, an induction hob with a downdraft extractor and an impressive attached cantilevered circular dining table. There are a wide range of bespoke electric opening cupboards housing additional appliances including two built in ovens, a microwave, a full height larder fridge and matching freezer as well as a full height wine cooler that can hold up to 98 bottles of wine and a Quooker boiling water tap.

A concealed entrance opens into the fitted utility room with Corian worktops, space for laundry facilities and a storage cupboard, while the dining area is surrounded by bi-fold doors that even include a corner opening. They leads to a large level porcelain terrace beside the swimming pool and, when the doors are open, it really does give the impression you are actually bringing the outdoors inside.

Off the hall there is a charming lounge with sea views, a sculptured ceiling and concealed LED lighting as well as a raised fireplace with a trendy electric fire. There is also access to the boot room and media control cupboard as well as a large boiler room with additional systems controls, a trendy cloakroom with a vanity basin and an external door to the garden.

A floating walnut staircase with a glass and aluminium bannister leads to the first floor landing with walnut flooring and a glass balcony overlooking the ground floor seating area. The landing leads to three ensuite double bedrooms with automatic blackout blinds. Two of the bedrooms have fitted cupboards and ensuite shower rooms with underfloor heating including one with a Juliette balcony overlooking the garden and the other has patio doors to the front balcony offering delightful sea views.

There is also the magnificent 60 square metre main bedroom suite featuring a cantilevered ceiling and concealed uplighting and a stunning bathroom with a stone resin oval bath, a walk-in double shower and a bespoke twin vanity basin. There is also an impressive dressing room with handcrafted walnut cupboards and drawers and access to the long front balcony that has storage cupboards at each end and a glass balustrade. This is just the place to enjoy your morning coffee while reveling in the sunrises and far reaching coastal views.

Another floating walnut staircase leads to the second floor with its impressive five metre Bocci style chandelier cluster floating down to the hall and a charming, dual aspect sitting room with two sets of patio doors to the spacious wraparound roof terrace. There is also a double guest room with an ensuite with a walk-in shower and a vanity basis plus patio doors to the terrace that includes aluminium cladding and cedar panelling. Here you can enjoy a truly uninterrupted panoramic vista as well as views over the secluded rear garden.

The easy to manage west facing rear garden is ideal if you have leisure and pleasure in mind. There is the vast porcelain tiled terrace with a split faced tiled retaining wall where you can relax in the sunshine as well as an artificial grass area with a bio ethanol fireplace for outdoor entertaining. The terrace surrounds the impressive salt water swimming pool that includes a heat pump and a safety cover that even people and dogs could safely walk on. Steps lead to the large upper lawn that is surrounded by shrub beds and secure fencing.















Seller Insight



We were delighted to have the opportunity to create this unique and contemporary property to the highest standard and it has been a wonderful family home. We thought about every detail, even ensuring the property was actually on mains drainage, unlike many of the other properties on the estate. However we are starting on a new project and hope that new owners will appreciate everything this amazing residence has to offer.

The location is ideal as it is a quiet, peaceful and safe area with entry bollards to the estate as well as CCTV. It is not far to the town centre, the station or the clifftop if you fancy a short stroll. As the property forms part of the North Foreland Estate, we are key holders to its private beach that is accessed via steps and a padlocked tunnel leading through the cliffs. It is the same tunnel that inspired John Buchan to write the 39 steps during his own stay at North Foreland.

Broadstairs is a delightful place to live with beautiful beaches and country walks right on our doorstep. The renowned North Foreland golf course is close by for golfing enthusiasts and there are also squash, tennis, cricket, bowls and rugby clubs for sport aficionados. As well as our private beach, there is also Joss Bay with its surf school and Stone Bay that leads through to the ever popular Viking Bay, so the house is ideal for families who want to enjoy sandy beaches, swimming, canoeing and surfing in the summer.

*The town centre is charming with a wide variety of individual shops, bars and first class restaurants as well as a cinema and annual events such as Folk Week, the Dickens Festival and the Food Fair. The station can whisk you to London on the high speed train in under an hour and a half and we are not too far from Dover or the Channel Tunnel if you want to pop across to France for the day. While, for a bit of retail therapy, there is the nearby Westwood Cross shopping centre as well as a casino and the Vue cinema complex. Another advantage of Broadstairs and nearby Ramsgate is that they include some very good private and grammar schools as well as primary and junior schools rated Outstanding by Ofsted.”**

* 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.















Ground Floor
Approx. 169.9 sq. metres (1828.6 sq. feet)



GROUND FLOOR

Double Garage	18'6 x 18'1 (5.64m x 5.52m)
Reception Hall	18'6 x 10'10 (5.64m x 3.30m)
Kitchen/Breakfast Area	21'8 x 20'3 (6.61m x 6.18m)
Utility Room	13'1 x 12'9 (3.99m x 3.89m)
Storage Room	
Dining Area	11'8 x 11'2 (3.56m x 3.41m)
Family Area	13'2 x 13'1 (4.02m x 3.99m)
Lounge	16'1 x 14'1 (4.91m x 4.30m)
Boot Room	
Cloakroom	

FIRST FLOOR

Galleried Landing	
Bedroom 3	14'0 x 11'8 (4.27m x 3.56m)
En Suite Shower Room	
Bedroom 4	14'0 x 10'7 (4.27m x 3.23m)
En Suite Shower Room	
Main Bedroom	18'4 x 15'6 (5.59m x 4.73m)
En Suite Bath/Shower Room	14'1 x 8'9 (4.30m x 2.67m)
Dressing Room	14'3 x 8'8 (4.35m x 2.64m)
Balcony	

SECOND FLOOR

Sitting Room	25'0 (7.63m) narrowing to 18'5 (5.62m) x 19'7 (5.97m)
Roof Terrace	
Bedroom 2	15'7 (4.75m) narrowing to 12'8 (3.86m) x 12'6 (3.81m)
En Suite Shower Room	

OUTSIDE

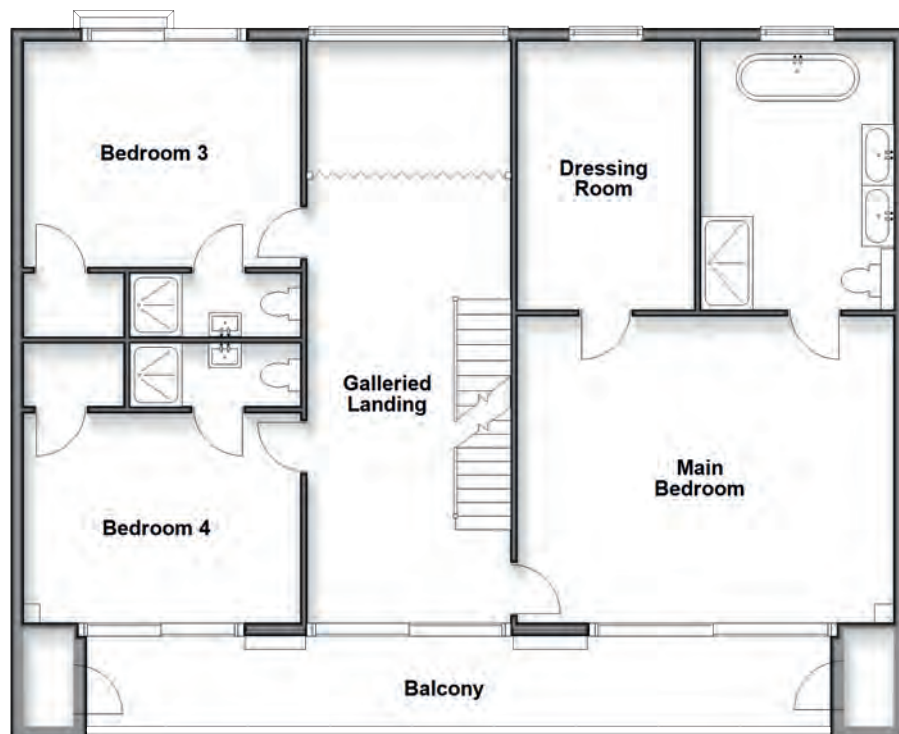
Rear Garden
Heated Outdoor Swimming Pool
Electric Gated Driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

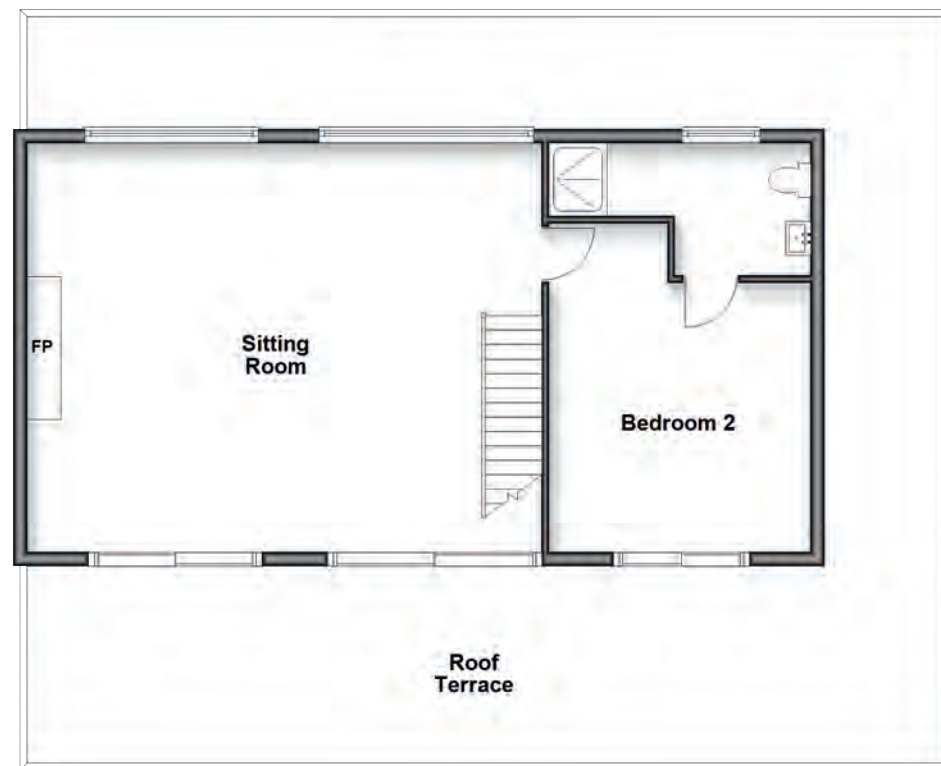
First Floor

Approx. 124.4 sq. metres (1339.1 sq. feet)



Second Floor

Approx. 69.2 sq. metres (744.8 sq. feet)





Travel Information

By Road

Broadstairs Station	1.3 miles
Channel Tunnel	29.5 miles
Dover Docks	23.1 miles
Gatwick Airport	85.2 miles
Canterbury	19.4 miles
Charing Cross	80.3 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
Albion Road Surgery
Osborne Road Surgery
Mocketts Wood Surgery
QEQM Hospital

Education

Primary Schools:

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

Secondary Schools:

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

01843 608860
01843 608836
01843 863353
01843 862996
01843 225544

01843 862531
01843 861430
01843 861738
01843 861393
01843 864941
01843 862991
01843 572900

01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

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
The Yarrow Hotel	01843 460100
Charles Dickens pub	01843 603040
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 Shopping Centre	

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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