



7 The Fairways  
Convent Road | Broadstairs | CT10 3EF

FINE & COUNTRY







# Step inside

## 7 The Fairways

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The Fairways is a luxurious development of 18 apartments adjacent to the renowned North Foreland golf club. It was converted and redeveloped in 2022 from its origins as a language school for Japanese students and is bordered by trees where you can enjoy the local wildlife. The attractive exterior includes Monocouche rendering, varied roof lines, balconies and roof terraces as well as an impressive curved glass entrance to the main building where you will find eight apartments. There are allocated parking bays, EV charging points, communal gardens, a spacious bike shed, remote control access and a lift in the main building.

Number 7 is a two bedroom apartment on the ground floor and has a separate front entrance with a door entry system. It opens into a hallway with an airing cupboard and herringbone Karndean flooring with underfloor heating that continues throughout the property.

There is a spacious lounge/kitchen with patio doors to a private garden area and a delightful Smallbone kitchen. This includes a built in induction hob, oven and combi microwave, an integrated fridge freezer, dishwasher and wine cooler as well as utility cupboard with a washing machine.

There is a family bathroom with a trendy vanity basin and two double bedrooms including the first with an ensuite shower room.

Additional apartments with similar specifications are still available with two more on the ground floor and three on the first floor.





# Seller Insight

“It is also a friendly community with residents enjoying meeting up in the communal garden. For golfing aficionados the North Foreland golf club is literally on the doorstep and the blue flag beach at Joss Bay is only a short walk if you enjoy surfing, while Kingsgate beach is quiet and peaceful. It is not far to the Botany Bay Hotel, The Captain Digby or the Thai restaurant in the 19th hole if you are looking for somewhere very local to have a drink or a meal.

Broadstairs town centre is only a five minute drive. It is a delightful Victorian seaside resort with a mainline station that can whisk you to London on the high speed train in under an hour and a half, a wide variety of individual shops, bars and restaurants as well as a local cinema and theatre plus annual events such as Folk Week, the Dickens Festival and the Food Fair. While, for more in depth retail therapy and entertainment, there is the Westwood Cross shopping centre with plenty of high street stores, eateries, the Vue cinema complex and a casino. While other attractions include Dreamland, the Turner Gallery and the Old Town in Margate.

There are also excellent education facilities in the area, from nursery up to grammar and private schools, including some rated Outstanding by Ofsted. While, for sporting aficionados, in addition to the golf club, there are a variety of other clubs such as rugby, tennis, bowls and cricket as well as the Elmwood riding school.\*

\* 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	1.7 miles
Canterbury	18.7 miles
Channel Tunnel	30.4 miles
Dover Docks	23.9 miles
Gatwick Airport	83.3 miles
Charing Cross	81.1 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	018143 861293
Broadstairs and St. Peter's Tennis	
Broadstairs Cricket Club	
Broadstairs Squash Club	
Broadstairs Sailing Club	

#### Healthcare

St. Peter's Surgery	01843 608860
Broadstairs Medical Practice	01843 608836
Mocketts Wood Surgery	01843 862996
QEQM Hospital	01843 225544

#### Education

Primary Schools:	
St George's Primary	01843 609000
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
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 House	01843 591075
St. Lawrence Senior	01843 572900

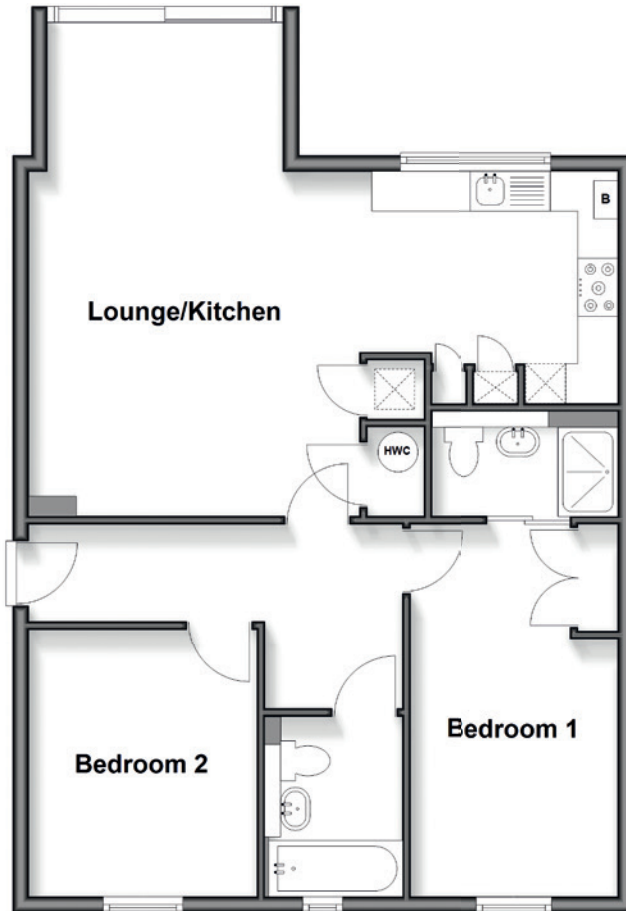
#### Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Botany Bay Hotel	01843 868641
Captain Digby	01843 867764
Tartar Frigate Restaurant	01843 862013
Kebbels	01843 319002
The Reign	01843 602223

#### Local Attractions / Landmarks

North Foreland 1691 Lighthouse	01843 862140
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
Shell Grotto, Margate	01843 220008

**Ground Floor**  
Approx. 73.0 sq. metres (785.3 sq. feet)



**GROUND FLOOR**

Entrance Hall	
Lounge/Kitchen	24'3 maximum x 20'4 maximum (7.40m x 6.20m)
Bedroom 1	15'4 x 8'7 (4.68m x 2.62m)
En Suite Shower Room	
Bathroom	
Bedroom 2	11'1 x 9'5 (3.38m x 2.87m)

**OUTSIDE**

Allocated Parking Space  
Visitors Parking  
Electric Car Charging Points  
Communal Garden

Council Tax Band: E  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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