



13 The Fairways
Convent Road | Broadstairs | Kent | CT10 3EF

FINE & COUNTRY



Step inside

13 The Fairways

The Fairways is a luxurious development of 18 apartments adjacent to the renowned North Foreland golf club, with many of the apartments offering stunning views across the golf course to the sea. 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 including three penthouses. There are allocated parking bays, EV charging points, communal gardens, a spacious bike shed, remote control access and a lift in the main building.

The penthouses include this superb three bedroom apartment that was individually designed by the developer for his own use, so you know it will be something really special, whether you are looking for a permanent home or a superb holiday and weekend retreat. It includes two designated carpark spaces and is accessed through curved glass automatic doors that open into a hallway with stairs and a lift to the upper floors. The apartment front door opens into a hall with Porta Romana lighting, Karndean flooring and underfloor heating with individual heating zones that continue throughout while the bespoke ceiling coving carries on into many of the rooms.

If panoramic vistas and a light and airy ambience are top of your list of attributes, you will love the superb dual aspect lounge. It features bespoke ceiling coving, Philip Jeffries wall coverings, a Chesney fireplace with a biofuel flame effect fire and patio doors to a Juliette balcony providing delightful views. There are also wide patio doors to the superb balcony overlooking the golf course and with views round to the North Foreland lighthouse and the sea.

The spacious kitchen/diner includes an antique splashback and plenty of shaker style units with quartz worktops housing a Siemens induction hob, built in oven and combi microwave as well as a fridge freezer, dishwasher and sink with a Quooker boiling water tap. There is also a larder, a breakfast bar and a large store cupboard as well as a delightful dining area with an impressive Iksel wall covering and an adjacent utility room with laundry facilities.

A luxurious shower room features porcelain floor tiles, a Burlington suite with a large walk-in shower, twin basins and a granite shelf. This services the three double bedrooms including the attractive first bedroom with patio doors to the decked terrace so you can wander out and sip your morning coffee while revelling in the view or relax in the evening with a G and T.





Seller Insight

“ I am really proud to have created these luxurious apartments and have enjoyed living here and hope that new owners will appreciate everything that has gone into making this apartment particularly special. 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 pub 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.

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, squash 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
Broadstairs Medical Practice
Mocketts Wood Surgery
QEQM Hospital

Education

Primary Schools:
St George's Primary
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 608860
01843 608836
01843 862996
01843 225544

01843 609000
01843 861430
01843 861738
01843 861393
01843 862991
01843 572900

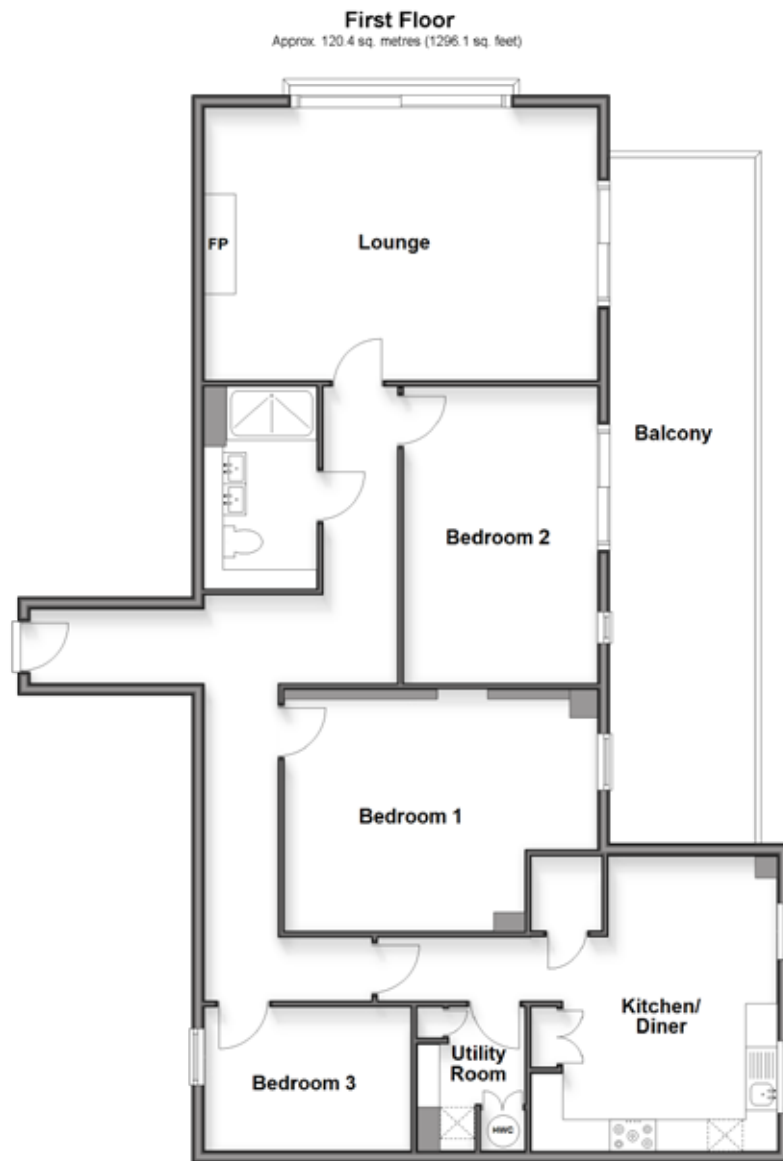
01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
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



FIRST FLOOR

Hallway	
Shower Room	
Lounge	20'6 x 15'9 (6.25m x 4.80m)
Balcony	
Bedroom 2	15'6 x 10'1 (4.73m x 3.08m)
Bedroom 1	16'4 x 12'2 (4.98m x 3.71m)
Bedroom 3	10'10 x 7'6 (3.30m x 2.29m)
Utility Room	4'11 x 4'8 (1.50m x 1.42m)
Kitchen/Diner	15'4 x 12'10 (4.68m x 3.91m)

OUTSIDE

Allocated Car Barn Space
Allocated Parking Space
Visitors Parking
Electric Car Charging Points
Communal Gardens

Council Tax Band: E
Tenure: Leasehold



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