



Westcliff House  
13a Western Esplanade | Broadstairs | Kent | CT10 1TD





# Step inside

## Westcliff House

Whether you are looking for a fascinating and unique permanent seafront home or a delightful holiday and weekend retreat with uninterrupted sea views, this detached four bedroom property along the prestigious Western Esplanade in Broadstairs could be the answer. It is immediately available with no forward chain so you could be living by the sea in no time at all.

The property is approached through a pair of gates that lead to a garage and a vast block paved driveway where you can park numerous vehicles. It is at this stage you can begin to appreciate the external appeal of the property with its warm red brickwork that continues around the driveway, the varied roof lines with barge boards, a glass fronted balcony and a plethora of glass windows and doors offering superb views across the sea. While internally interesting features include a bespoke oak staircase and oak skirtings, coved ceilings and ceiling roses.

A flight of steps leads up to a charming front terrace and the contemporary entrance door. This opens into a lobby with multi-pane French doors that lead to the hall with its warm floor tiles, an understairs cupboard, the oak staircase to the upper floors and access to the ground floor accommodation. This includes multi-pane French doors to the sitting room with bi-fold doors to the front terrace, low fitted cupboards, a stone fireplace with a log burner and a tiled hearth as a focal point on a cold winter's evening and double doors to the well-proportioned dining room. When pulled back they create a delightful open plan feel that is ideal when entertaining and this open plan feel continues with a wide archway from the dining room into the stunning vaulted ceiling dual aspect sun room. This makes an ideal sitting and informal dining area and includes a veritable wall of enormous patio doors to the block paved rear terrace as well as side and roof windows and a porcelain tiled floor.

It also has a very wide archway to the kitchen so there is a free flowing feel throughout the ground floor. The kitchen features tiled flooring, charming cream shaker style units with stone effect worktops housing an

American style fridge freezer and a dishwasher as well as space and plumbing for a dual fuel range cooker and a butcher's block style moveable island with additional cupboards and a solid wood top. While the adjacent utility room also includes fitted units, space and plumbing for laundry facilities and external access.

Halfway up the staircase you will find a study/double bedroom with full height windows providing superb views across the clifftops to the sea that you can enjoy while sitting up in bed sipping your morning coffee or give you inspiration if you are working. There is also an adjacent fitted cupboard and a cloakroom. While off the first floor galleried landing you will find an airing cupboard, a modern family bathroom with a P shaped and mixer shower plus a vanity basin with an illuminated mirror and three double bedrooms.

These include two with fitted cupboards and views over the garden and the delightful principal with two large full height windows and a glazed door to the decked front balcony providing a charming seating area where you can revel in the panoramic coastal views while having a morning cup of tea. There is also an ensuite double shower room with twin vanity basins and a door leading to stairs up to the dressing room with an understairs storage cupboard, plenty of hanging rails, shelving and sea views. It was previously another bedroom so also has access from the landing as well as stairs up to the large loft that could always be fully converted, subject to planning but currently consists of two large and useful loft rooms.

The raised front terrace is a great place to sit and enjoy the stunning sun rises and bask in the morning sunshine while the rear terrace is ideal for al fresco dining and outdoor entertaining or sunbathing in the afternoon. It is surrounded by a brick wall and shrub borders flanking steps up to the large lawn interspersed with trees and shrubs where children and dogs have space to run around. There is also external lighting, a wooden summerhouse and a garden shed as well as vehicular access from the front driveway.















# Seller Insight

“ This is a delightful and unusual family home and a great place for entertaining. However it is the location that is the key factor. Not only are there the stunning views but we can enjoy walking along the clifftop, venture down to Broadstairs' renowned sandy beaches or stroll into the town centre in a few minutes. Here you will find a wide range of individual shops, supermarkets, bars and restaurants as well as a cinema, a theatre and a train station where the high speed train can take you to St Pancras in well under an hour and a half.

This Victorian seaside resort has its own annual events such as Folk Week, the Dickens Festival and the Food Fair. It also includes the excellent North Foreland Golf club and a sailing club and is not far from the Westwood Cross shopping centre with its high street stores, health clubs, cinema and casino complex. There are also some very good grammar, primary and private schools in the vicinity including at least four 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.











**Travel**

|                                  |              |
|----------------------------------|--------------|
| By Road                          |              |
| Broadstairs Station              | 1.1 miles    |
| Canterbury                       | 18.9 miles   |
| Channel Tunnel                   | 30.1 miles   |
| Dover Docks                      | 23.1 miles   |
| Gatwick Airport                  | 83.4 miles   |
| Charing Cross                    | 81.2 miles   |
|                                  |              |
| By Train from Broadstairs        |              |
| High-Speed St. Pancras           | 1hr 22mins   |
| High Speed Ashford International | 36 mins      |
| London Charing Cross             | 1 hr 54 mins |
| London Victoria                  | 1hr 40mins   |
| Canterbury                       | 19 mins      |

**Leisure Clubs & Facilities**

|                                         |              |
|-----------------------------------------|--------------|
| Surf School Joss Bay                    | 01843 868171 |
| North Foreland Golf Club                | 01843 862140 |
| Thanet Wanderers RUFC                   | 01843 868857 |
| Bannatynes Health Club and Spa          | 01843 600606 |
| Broadstairs and St. Peter's Bowls       | 01843 861293 |
| Broadstairs and St. Peter's Tennis Club |              |

**Healthcare**

|                           |
|---------------------------|
| The Grange Practice       |
| East Cliff Practice       |
| Mocketts Wood Surgery     |
| Broadway Medical Practice |
| QEQM Hospital             |

**Education**

|                       |
|-----------------------|
| Holy Trinity Primary  |
| St. Joseph's Primary  |
| Upton Junior          |
| Wellesley Hadden Dene |
| St. Lawrence Junior   |

**Secondary Schools:**

|                     |
|---------------------|
| Charles Dickens     |
| St. George's        |
| Dane Court Grammar  |
| St. Lawrence Senior |

|              |
|--------------|
| 01843 572740 |
| 01843 855800 |
| 01843 862996 |
| 01843 608836 |
| 01843 225544 |

|              |
|--------------|
| 01843 860744 |
| 01843 861738 |
| 01843 861393 |
| 01843 862991 |
| 01843 572900 |

|              |
|--------------|
| 01843 862988 |
| 01843 609000 |
| 01843 864941 |
| 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 |
| Wyatt and Jones                   | 01843 865126 |
| Kebbels Seafood Bar               | 01843 319002 |

**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 |
| Shell Grotto, Margate           | 01843 220000 |



**Lower Ground Floor**  
Approx. 13.9 sq. metres (150.0 sq. feet)



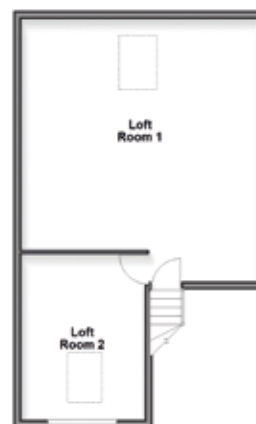
**Upper Ground Floor**  
Approx. 146.1 sq. metres (1581.2 sq. feet)



**First Floor**  
Approx. 94.6 sq. metres (1018.6 sq. feet)



**Second Floor**  
Approx. 54.7 sq. metres (589.0 sq. feet)



## UPPER GROUND FLOOR

|                 |                             |
|-----------------|-----------------------------|
| Lobby           |                             |
| Hall            |                             |
| Sitting Room    | 27'0 x 13'9 (8.24m x 4.19m) |
| Dining Room     | 14'6 x 13'9 (4.42m x 4.19m) |
| Sun Room        | 28'8 x 12'4 (8.74m x 3.76m) |
| Kitchen         | 16'9 x 15'0 (5.11m x 4.58m) |
| Utility Room    | 8'7 x 5'9 (2.62m x 1.75m)   |
| Cloakroom       |                             |
| Study/Bedroom 4 | 11'1 x 9'1 (3.38m x 2.77m)  |

## FIRST FLOOR

|                      |                             |
|----------------------|-----------------------------|
| Landing              |                             |
| Principal Bedroom    | 16'2 x 13'9 (4.93m x 4.19m) |
| En-Suite Shower Room | 13'9 x 6'2 (4.19m x 1.88m)  |
| Balcony              |                             |
| Bedroom 2            | 13'9 x 13'5 (4.19m x 4.09m) |
| Bedroom 3            | 15'0 x 10'0 (4.58m x 3.05m) |
| Bathroom             | 6'9 x 6'7 (2.06m x 2.01m)   |
| Dressing Room        | 15'0 x 12'1 (4.58m x 3.69m) |

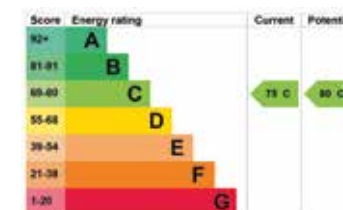
## SECOND FLOOR

|             |                             |
|-------------|-----------------------------|
| Loft Room 1 | 22'9 x 20'7 (6.94m x 6.28m) |
| Loft Room 2 | 14'4 x 10'7 (4.37m x 3.23m) |

## OUTSIDE

|              |                             |
|--------------|-----------------------------|
| Front Garden |                             |
| Driveway     |                             |
| Garage       |                             |
| Rear Garden  | 15'0 x 10'6 (4.58m x 3.20m) |
| Summerhouse  |                             |
| Shed         |                             |

Council Tax Band: F  
Tenure: Freehold



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