



9 Foreland Heights
Broadstairs | Kent | CT10 3FU



Step inside

9 Foreland Heights

A home of rare scale, serenity and uninterrupted coastal panorama, 9 Foreland Heights occupies one of Broadstairs' most privileged elevated positions, a quiet, prestigious enclave where open farmland, the golf course and the sea form a constantly shifting backdrop of light and colour. It is a setting that feels both expansive and deeply private, the kind of outlook that is almost impossible to replicate elsewhere along the coastline.

The property itself mirrors the grandeur of its surroundings. Designed with generous proportions and a natural flow between spaces, the ground floor delivers a suite of principal living areas that embrace the views at every opportunity. To the front, a substantial lounge offers a refined, peaceful retreat, while to the rear, the impressive kitchen/dining space stretches across the full width of the house, creating a sociable, light filled hub ideal for everyday living.

Directly adjoining this space is the sun room, a beautifully connected extension of the main living area. Two sets of bi folding doors open from both the kitchen/dining room and the sun room onto the rear terrace, dissolving the boundary between indoors and outdoors. On warm days, the entire rear of the home becomes a seamless entertaining zone, flowing out to the garden and across to the open landscape beyond.

A further reception room, originally intended as a formal dining room, is currently arranged as a home office. Its versatility is one of the property's strengths, equally suited to reinstatement as a dining room, use as a playroom, an additional sitting room, or even a ground floor bedroom depending on lifestyle needs.

Ascending to the first floor, a central landing leads to five well proportioned bedrooms, two of which enjoy direct access to private balconies perfectly oriented to capture the far reaching rural and coastal views. The principal suite is enhanced by a dedicated dressing area and en suite, while additional bedrooms benefit from their own en suite and family bathroom facilities, ensuring comfort and privacy for family and guests alike.

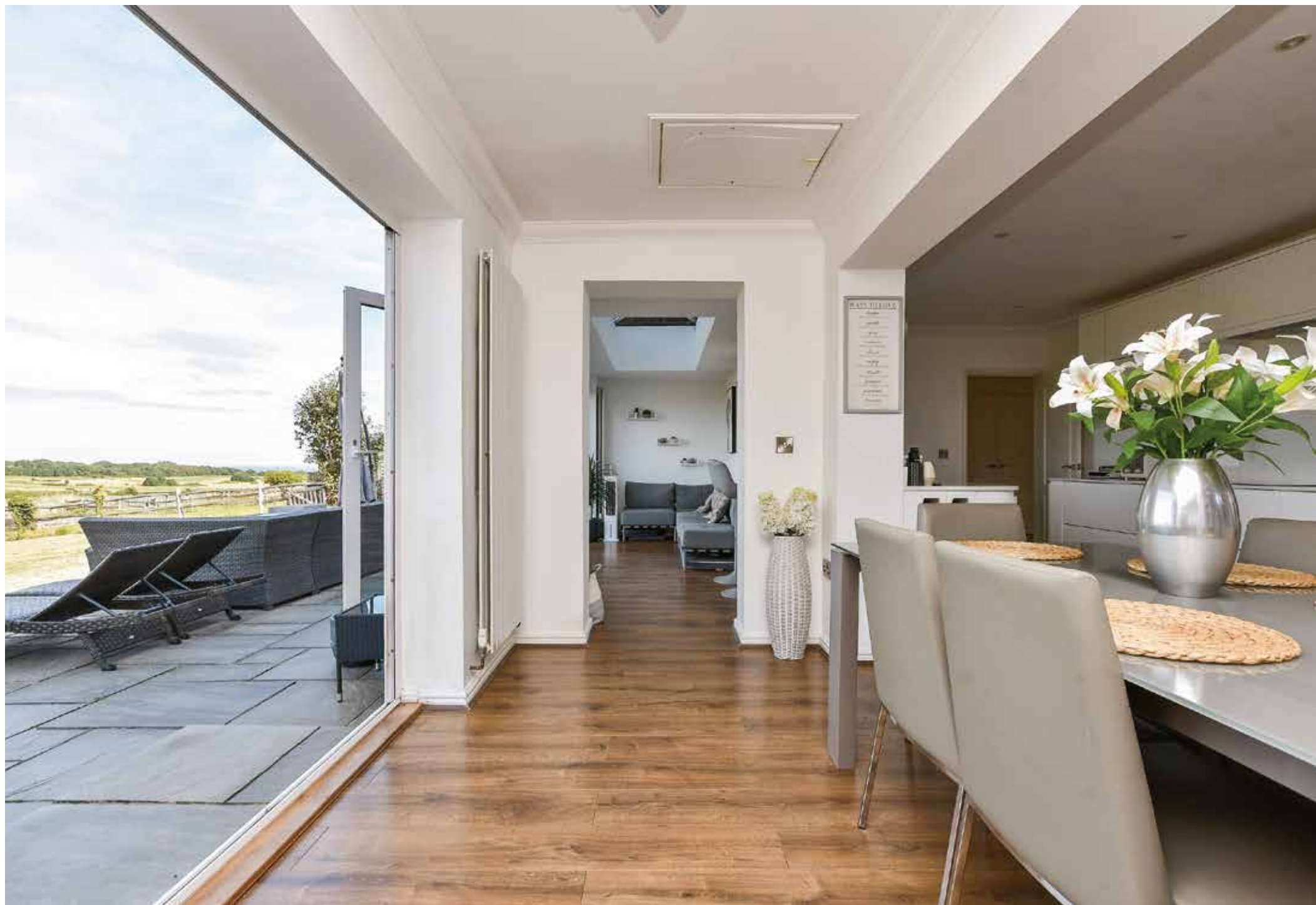
Externally, the home continues to impress. The rear garden backs directly onto open farmland, reinforcing the sense of space, tranquillity and uninterrupted light, with sun in the garden throughout the day. To the front, a broad driveway provides generous parking, complemented by an integral double garage.

This is a home that blends substantial accommodation with an exceptional natural setting, a rare opportunity to enjoy elevated coastal living in one of Broadstairs' most sought after addresses.











Seller Insight

“Living at Foreland Heights has offered us a truly exceptional coastal lifestyle, one defined by tranquillity, natural beauty and the rare privilege of being moments from some of Broadstairs' most celebrated beaches. This elevated pocket of Broadstairs is wonderfully peaceful, yet everything that makes the town so desirable is close at hand.

Just a short stroll from the house lies Stone Bay, one of Broadstairs' most elegant and sheltered beaches. Its quiet sands, dramatic chalk cliffs and calm atmosphere have been our favourite place for morning walks and relaxed afternoons by the water. A little further along the coastline is Joss Bay, Kent's iconic surfing beach. Whether watching the waves roll in or enjoying the wide-open space, it's a remarkable advantage having two of the area's finest bays within easy reach.

Foreland Heights also enjoys effortless access to Broadstairs' charming town centre. The walk into town is one of the things we've loved most, a gentle, scenic route that leads to independent shops, cafés, restaurants and everyday amenities. It's a place with real character, and being able to wander in for dinner, coffee or errands has always been a pleasure.

Families are exceptionally well served here, with an excellent choice of local schools nearby, including highly regarded primary, secondary and grammar options. The convenience of having strong educational facilities so close has been invaluable.

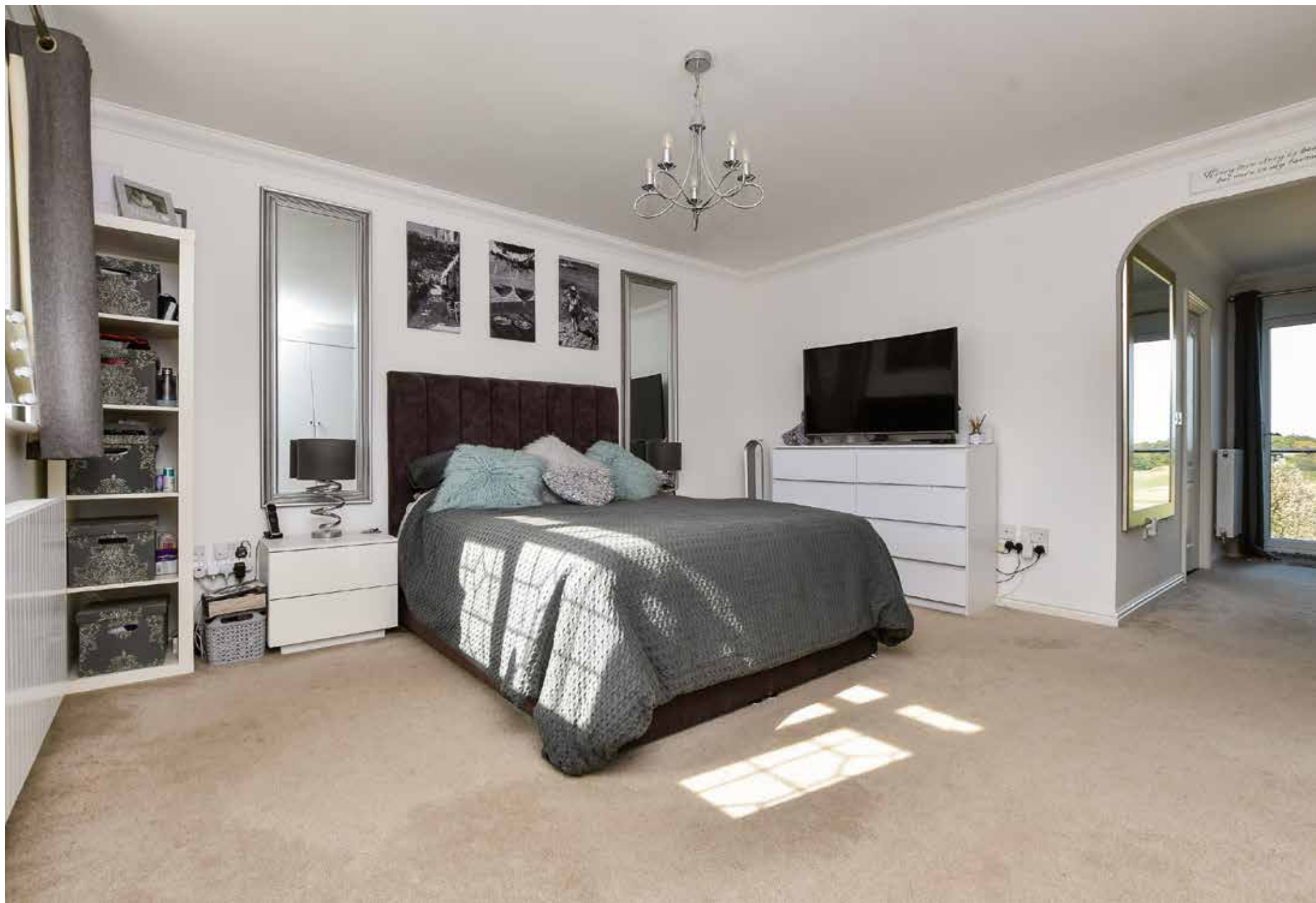
Travel connections are another major benefit. Broadstairs station provides direct links to London and the high speed service from either Broadstairs or Ramsgate makes commuting or visiting the capital remarkably straightforward. Whether travelling for work or leisure, the transport links have made coastal living feel perfectly connected.

For leisure, North Foreland Golf Club is just moments away, a prestigious clifftop course with sweeping sea views and a welcoming clubhouse. Having such a renowned club on the doorstep has added a wonderful dimension to life here.

Foreland Heights is a location that blends calm, coastal elegance with exceptional convenience. From beaches and schools to travel links and amenities, everything sits within easy reach, yet the setting retains a sense of privacy and space that is increasingly hard to find. It has been a privilege to call this part of Broadstairs home.*

* 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	1.4 miles
Channel Tunnel	31 miles
Dover Docks	24 miles
Canterbury	22 miles
Gatwick Airport	84 miles
Charing Cross	81 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	
Elmwood Farm Riding Centre	

Healthcare

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

Education

Primary Schools:	
Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Wellesley Hadden Dene	01843 862991

Secondary Schools:	
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon Grammar	01843 591075

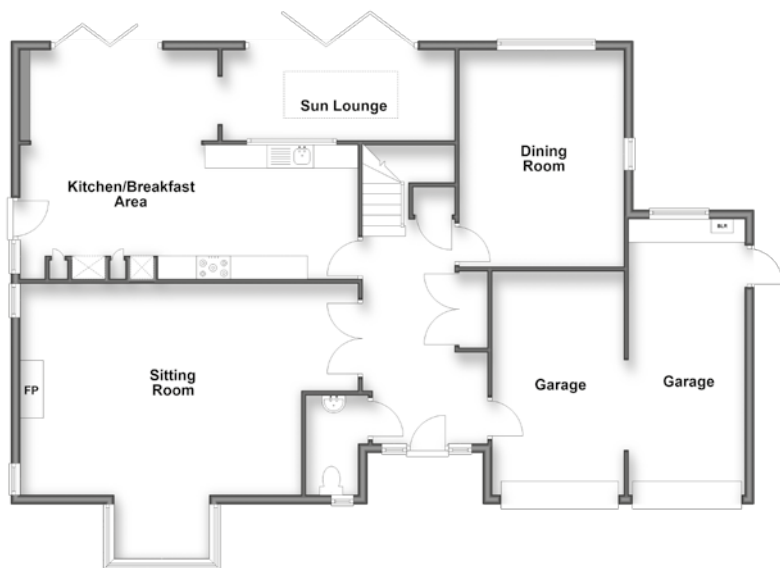
Entertainment

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
Charles Dickens pub	01843 603040
Kebbels	01843 319002
Sardinia	01843 602260

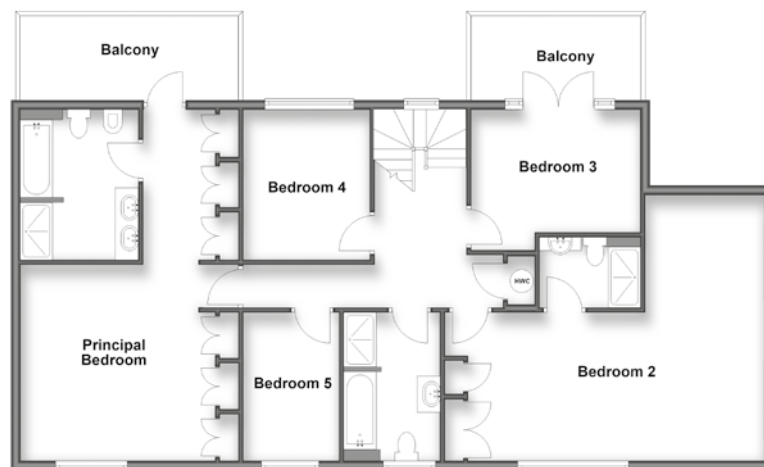
Local Attractions / Landmarks

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
Westwood Cross Shopping Centre	

Ground Floor
Approx. 140.5 sq. metres (1512.5 sq. feet)



First Floor
Approx. 117.1 sq. metres (1260.4 sq. feet)
(excluding Balcony, Balcony)



GROUND FLOOR

Entrance Hall	
Cloakroom	
Sitting Room	24'1 x 19'3 (7.35m x 5.87m)
Dining Room	15'4 x 11'8 (4.68m x 3.56m)
Kitchen/Breakfast Area	24'1 maximum x 16'5 maximum (7.35m x 5.01m)
Sun Lounge	15'11 x 6'0 (4.85m x 1.83m)

FIRST FLOOR

Landing	
Bedroom 1	14'1 x 13'1 (4.30m x 3.99m)
Dressing Area	10'9 x 4'3 (3.28m x 1.30m)
En Suite Bath/Shower Room	
Balcony	
Bedroom 4	10'9 x 8'10 (3.28m x 2.69m)
Bedroom 3	11'10 x 8'7 (3.61m x 2.62m)
Balcony	
Bedroom 2	22'8 x 18'8 (6.91m x 5.69m)
En Suite Shower Room	
Family Bath/Shower Room	
Bedroom 5	10'9 x 6'11 (3.28m x 2.11m)

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Double Garage	19'6 x 17'10 (5.95m x 5.44m)



Council Tax Band: G
Tenure: Freehold

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

