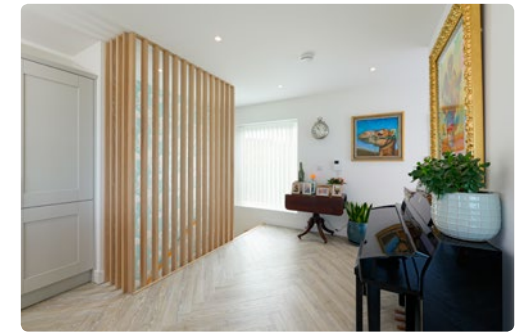




Freehold



Barracuda, Marine Drive, Broadstairs, CT10 3LG

- A Distinctive Detached Beach Front Residence
- Creatively Constructed & Fine Interior Design
- Almost 1800 Sq.Ft Of Artistically Presented Space
- Open Plan Living Area With Wood Burning Stove
- Quartz Topped Kitchen & Island/Breakfast Bar
- Exceptionally Energy Efficient - Air Source & Solar Panels
- Three Double Bedrooms & Two Luxury Bathrooms
- Garden, Gated Driveway, Vast Balcony & Summer House

SITUATION:

Barracuda occupies an exceptional position on the sought-after Botany Bay, one of Kent's most desirable coastal locations, renowned for its golden sandy beach, dramatic chalk cliffs, and crystal-clear waters. Favoured for its quieter atmosphere and unspoilt beauty, Botany Bay offers a unique blend of tranquillity and coastal charm, together with spectacular sunsets, rock pools, and scenic cliff-top walks along the Viking Coastal Trail.

Ideally situated between Broadstairs and Margate, the property enjoys the very best of Thanet's coastline and culture. Broadstairs, a quintessential seaside town with a rich maritime heritage, centres around its historic harbour and bustling High Street, home to an excellent selection of independent retailers, cafés, and restaurants. The town enjoys a strong sense of community, hosting a variety of popular annual events including the Dickens Festival and Broadstairs Folk Week. Broadstairs also boasts seven sandy beaches,

including the Blue Flag-awarded Joss Bay, together with beautiful coastal walks linking neighbouring Ramsgate and Margate. The town further benefits from excellent leisure amenities, highly regarded state and private schools including Dane Court Grammar School and St Lawrence College, as well as a mainline railway station offering high-speed services to London St Pancras via Ashford International in approximately 1 hour and 20 minutes.

The thriving and fashionable seaside town of Margate, approximately three miles away, has undergone significant regeneration in recent years and is now regarded as one of the South East's most vibrant coastal destinations. Famous for its sandy beaches and traditional seaside charm, Margate also offers a thriving arts and culinary scene centred around the internationally renowned Turner Contemporary gallery and the characterful Old Town, with its eclectic mix of boutique shops, galleries, cafés, and restaurants.



DESCRIPTION:

A distinctive three-bedroom detached beachfront residence, creatively constructed and expertly configured through thoughtful architecture and desirable Scandinavian-inspired interior design. Arranged in an 'upside-down' layout to maximise the exceptional sea views, the property extends to almost 1,800 sq. ft. of high-specification accommodation, exuding luxury through contemporary finishes, extensive glazing, natural materials, refined décor, and exceptional craftsmanship throughout. The current owners' meticulous attention to detail is evident in every aspect of this impressive home.

Every effort has been made to ensure the property operates at optimum efficiency. State-of-the-art features include an air source heat pump, zoned central heating system, triple-glazed windows, high-performance insulation, EV charging points, and solar panels. Together, these enhancements have secured an impressive B energy rating,



significantly reducing energy consumption while supporting a sustainable and eco-conscious lifestyle.

The property boasts a sleek contemporary façade, characterised by clean architectural lines and expansive glass-fronted balconies, with an exterior finished in galvanised steel and QTD cladding, enhancing its striking modern appearance. Set discreetly behind electric gates, a generous driveway leads to the front entrance.

The front door opens into a striking entrance hall featuring herringbone-laid Amtico flooring and bespoke cabinetry, thoughtfully designed to create coat storage and a seating area. Stairs rise to the first floor, where a contemporary slatted balustrade allows natural light to flood through while maintaining an open and airy feel. The entire first floor has been designed as an impressive open-plan living space, with clearly defined areas for cooking, dining, and relaxing. A calming palette of white and pale blue tones complements the Cole & Son nautical-

inspired designer wallpaper, creating a sophisticated coastal aesthetic throughout.

The kitchen, sourced and fitted by a local specialist company, features quartz worktops, shaker-style cabinetry, and integrated appliances arranged around a butler sink and Rangemaster cooker. Metro-style tiling, brushed brass ironmongery, open shelving, and statement pendant lighting above the substantial island/breakfast bar combine to create an effortlessly stylish and artistic finish. The space is further complemented by a well-appointed utility room located on the ground floor.

Large sliding doors span the width of the living area, opening onto the glass balcony and seamlessly connecting the interior with the surrounding coastal views. A wood-burning stove provides both warmth and ambience to the seating area, creating an inviting atmosphere throughout the seasons. The first floor is completed by a stylish cloakroom, also featuring designer wallpaper and carefully curated finishes.



The ground floor hosts a well-appointed shower room and three double bedrooms together with a walk in dressing room.

One of the bedrooms enjoys direct access to the rear garden through French doors, whilst the principal bedroom features a luxurious en-suite bathroom room finished with elegant sanitary ware, an antique cabinetry topped with marble creates a unique vanity unit, complemented by brushed brass fittings and elegant detailing.

OUTSIDE:

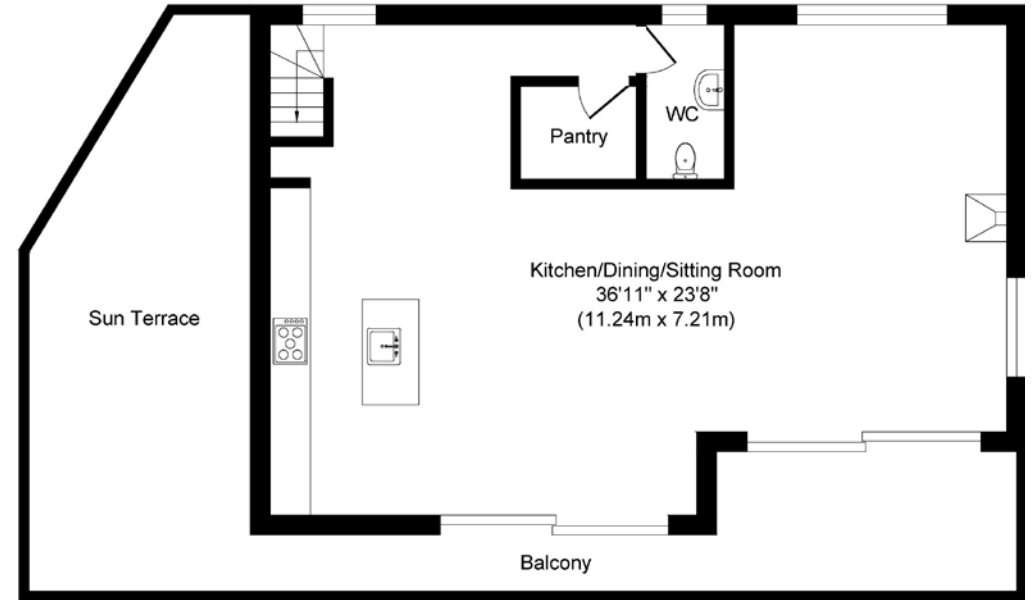
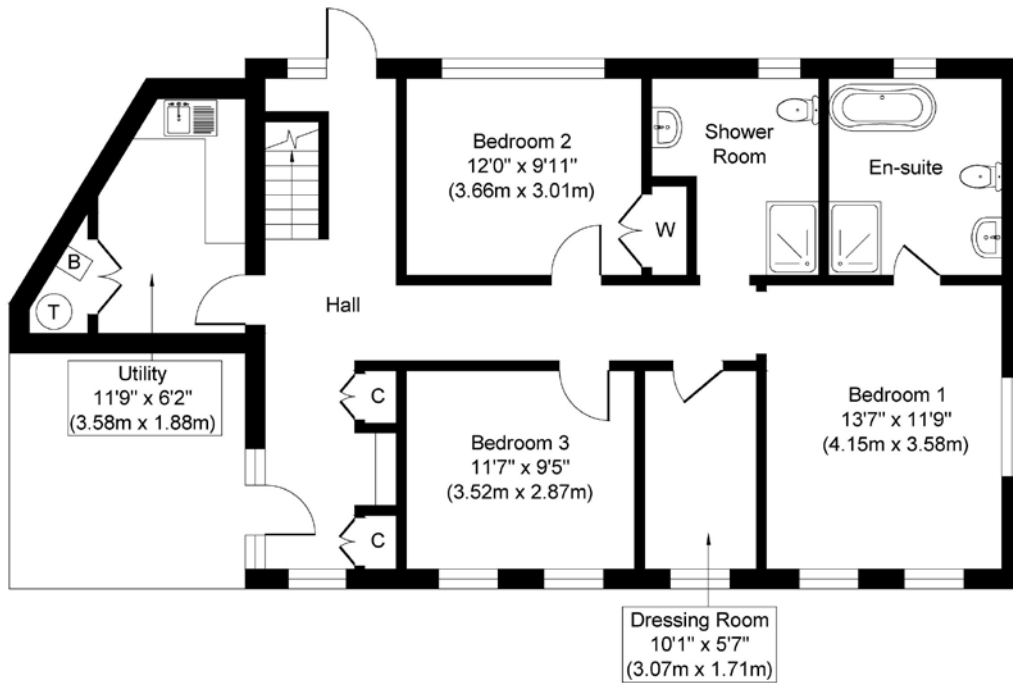
The composite balcony wraps around the property, providing several seating areas from which to enjoy the sunshine together with uninterrupted beach and sea views.

The rear garden has been thoughtfully landscaped to create a peaceful oasis, with young trees offering dappled shade alongside a charming summer house/art studio, ideal for creative pursuits or quiet relaxation.









TOTAL FLOOR AREA: 1788 sq. ft (166 sq. m)



EPC RATING
B



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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