



White Cliffs  
16 Western Esplanade | Broadstairs | Kent | CT10 1TD



# Step inside

## White Cliffs

Originally built in 1928 this delightful 7 bedroom, 3 reception room family home sits in a third of an acre of garden and has been considerably extended over the years providing plenty of flexible accommodation and stunning uninterrupted sea views. It is set very far back from the road and partially hidden from view by a wall and high hedging with a spacious front garden incorporating a large lawn, attractive shrub beds and patio areas where you can sit and admire the stunning morning sunrises. A curved herringbone block paved driveway provides off road parking and leads to an open ended garage and the entrance with a large porch and the inner front door.

It opens into a spacious entrance hall with storage facilities and a cloakroom as well as access to the ground floor accommodation. This includes a sun lounge known as 'the viewing room' as it features almost a wall of windows that continues to a glazed door which opens onto a side decked terrace, providing panoramic sea views as far round as Deal. There are French doors opening into the charming sitting room with a large bay window, a marble surround fireplace with a flame effect electric fire and French doors to the dual aspect dining area which, in turn, has French doors to the rear garden.

There is also an open archway to the large kitchen which features attractive navy blue shaker style units with hard wearing worktops housing an induction hob, built in oven and microwave and a fridge freezer, while the large adjacent utility room has built in cabinets and a table as well as space and plumbing for laundry appliances but could be used as a gym, or knocked through and opened up to the study at the front to become a breakfast area. The study/snug that overlooks the front drive provides delightful views and is ideal for anyone working from home as it provides easy access for business visitors.

On the first floor the L shaped landing includes an airing cupboard and access to the partially boarded attic. There is a shower room and a family bathroom as well as six bedrooms including five doubles and a single. This is currently in use as a study with built in cabinets and French doors to a front balcony providing fabulous far reaching views. One double has mirrored wardrobes and also has French doors to a separate balcony where you can sip your morning coffee revelling in the vista, while another includes French doors to a Juliette balcony overlooking the large rear garden. The first bedroom includes attractive fitted cupboards and bedroom furniture as well as a large box bay window with built in seating overlooking the sea. While on the second floor there is a vaulted ceiling seventh bedroom room with Velux windows and eaves storage that can be used as a games room or office but would make an excellent 'hideaway' for a teenager looking for a bit of independence and somewhere to entertain their friends.

The open ended car port allow vehicles to continue through to a very large additional block paved parking area and the detached double garage as well as to the vast rear garden. This includes various terraced areas for outdoor entertaining, attractive shrub borders and swathes of lawn large enough to play cricket or football with steps and a low retaining wall to a further lawn that would be ideal for a game of croquet.









# Seller Insight

“ We moved here some 30 years ago as the location and the accommodation provided us with everything we wanted and where we were able to run a successful Montessori school for 20 years with classrooms on the ground floor and our living accommodation on the first floor. However over the past 10 years we have thoroughly enjoyed refurbishing the house as a large family home. We love the peace and quiet in our tranquil garden and enjoy sitting in our 'viewing room' just watching the ever-changing sea views. We also like have the separate reception rooms but, if we are entertaining, it is great to be able to open all the French doors to provide a large open space for guests to enjoy. However we feel it is time to downsize but we shall stay in Broadstairs as we love the area.

There are lovely walks along the clifftop and down to the sandy beaches or we can stroll into the town centre in a few minutes. Here you will find a wide range of individual shops, supermarkets, bars and restaurants, hair and beauty salons 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. There are annual events such as Folk Week, the Dickens Festival and the Food Fair while for sporting enthusiasts there is the excellent North Foreland Golf club, a sailing club as well as bowls, cricket, tennis and rugby clubs. It is not far to the Westwood Cross shopping centre with its high street stores, eateries, 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	01843 572740
East Cliff Practice	01843 855800
Mocketts Wood Surgery	01843 862996
Broadway Medical Practice	01843 608836
QEQM Hospital	01843 225544

**Education**

Primary Schools:	
Holy Trinity Primary	01843 860744
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
St. Lawrence Senior	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
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

**Ground Floor**  
Approx. 141.6 sq. metres (1524.0 sq. feet)



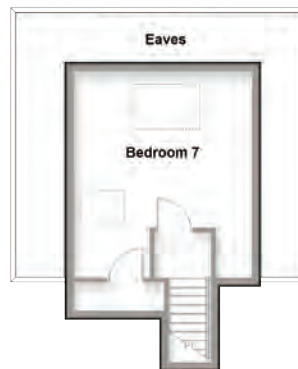
**First Floor**  
Approx. 111.2 sq. metres (1196.7 sq. feet)  
(excluding Balcony, Balcony, Balcony)



**Outbuilding**  
Approx. 42.3 sq. metres (453.3 sq. feet)



**Second Floor**  
Approx. 20.4 sq. metres (219.9 sq. feet)  
(excluding Eaves, unnamed room)



**GROUND FLOOR**

Porch	
Entrance Hall	
Study/Snug	12'0 x 7'9 (3.66m x 2.36m)
Sun Lounge	24'3 (7.40m) x 14'4 (4.37m) narrowing to 11'10 (3.61m)
Sitting Room	16'8 into bay x 13'9 (5.08m x 4.19m)
Dining Area	19'5 x 11'0 (5.92m x 3.36m)
Kitchen	19'5 x 11'0 (5.92m x 3.36m)
Cloakroom	
Utility Room	16'9 x 9'9 (5.11m x 2.97m)

**SPLIT LEVEL FIRST FLOOR**

Bedroom 3	19'5 x 11'0 (5.92m x 3.36m)
Bedroom 4	11'3 x 10'8 (3.43m x 3.25m)
Shower Room	7'6 x 6'9 (2.29m x 2.06m)
Bedroom 2	14'5 into bay x 12'0 into fitted wardrobes (4.40m x 3.66m)
Bedroom 1	14'10 x 11'8 (4.52m x 3.56m)
Bedroom 5	10'4 x 10'2 (3.15m x 3.10m)
Balcony	
Bathroom	
Bedroom 6	10'0 x 7'9 (3.05m x 2.36m)
Balcony	

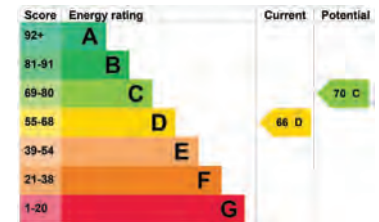
**SECOND FLOOR**

Bedroom 7	(L-shaped) 13'2 x 11'6 (4.02m x 3.51m)
plus	5'7 x 4'1 (1.70m x 1.25m)

**OUTBUILDING**

Double Garage	22'3 x 20'5 (6.79m x 6.23m)
OUTSIDE	
Rear Garden	
Front Garden	
Driveway	
Car Port	

Council Tax Band: G  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex, RH12 1RJ. Printed: 21.04.2026



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

