



Lauriston  
Joss Gap Road | Broadstairs | Kent | CT10 3PG

LAURISTON



# Step Inside

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Lauriston stands as a Tudorstyle residence of rare distinction, gracefully positioned on what was once part of the historic grounds of Kingsgate Castle. This beautifully curated family home occupies one of the most coveted clifftop settings along the Kent coastline, where sea views stretch toward the horizon and the golden sands of Joss Bay and Kingsgate Bay lie only moments away. Its elevated position captures the very essence of refined coastal living. Directly opposite, the prestigious North Foreland Golf Course provides yearround play in one of the region's most celebrated and picturesque settings, further enhancing the exclusivity and heritage of this remarkable location.

Built in 1928 by WW Martin, Lauriston occupies 0.3926 of an acre and has been thoughtfully extended and enhanced since. While modern comforts have been seamlessly introduced, the home retains its original character, from the exquisite herringbone wood block flooring to the rich oakpanelled walls and the magnificent Inglenook fireplace that anchors the main reception room with timeless warmth.

A welcoming entrance porch opens into a generous hall that immediately sets the tone for the home's refined proportions, leading seamlessly into a beautifully arranged ground floor that includes a doubleaspect sitting room centred around a striking Inglenook fireplace, an intimate oakpanelled family room perfect for relaxed evenings, a wellpositioned study and

cloakroom, a practical utility room, and a stunning kitchen/breakfast room, a bespoke extension featuring highgloss cabinetry, integrated appliances, and a bright contemporary finish that beautifully complements the home's period character.

The upper level presents four beautifully appointed bedrooms, including a refined principal suite complete with fitted wardrobes and a private ensuite, a stylish family bathroom, and an impressive roof terrace, a standout feature offering sweeping sea views and a serene retreat for morning coffee or quiet sunset moments.

The grounds are a masterclass in privacy and natural beauty, with secluded gardens predominantly laid to lawn and framed by mature trees and shrubs, further enriched by a tuckedaway orangery, a charming terrace, and a beautifully crafted sunken garden ideal for intimate gatherings, summer parties, or evenings by the fire. To the front, an elegant carriage driveway with double entrance gates creates a grand approach, leading to both double and single garages, each equipped with power and lighting.

Lauriston is more than a home, it is a statement of heritage, craftsmanship, and coastal luxury, set in one of the most desirable and rarely available locations in the area.















# Seller Insight

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“ From the moment we first arrived at Lauriston, we knew the location was something truly special, a setting that feels both deeply peaceful and wonderfully connected to everything we love about coastal living. Positioned along Joss Gap Road, the house sits just moments from the sea, where the sound of waves and the fresh salt air are part of daily life. Being able to stroll down to Joss Bay or wander across to the sheltered beauty of Kingsgate Bay has been one of the greatest joys of living here; sunrise walks, impromptu beach days, and quiet evening moments by the water have become part of our rhythm.

Directly opposite, the prestigious North Foreland Golf Course has been an extraordinary neighbour, its immaculate fairways and yearround play offering not just convenience, but a sense of grandeur to the landscape. Whether you're a golfer or simply appreciate the beauty of open green space, having it right across the road adds a rare and enviable dimension to everyday life.

The coastline here is dotted with some of Kent's most iconic beaches, each with its own charm. From the surffriendly curve of Joss Bay to the dramatic chalk cliffs of Kingsgate and the lively energy of Viking Bay just a little further along, we've always felt spoiled for choice. Every season brings its own magic, summer swims, autumn walks, winter storms rolling in across the water.

And of course, no description of this location would be complete without mentioning Captain Digby which sits perched atop the cliffs overlooking Kingsgate Bay. With spectacular views of the sea and Kingsgate Castle, this historic pub dates back to 1770s.

Living at Lauriston has meant being surrounded by natural beauty, coastal charm, and thoughtful amenities, a rare blend that has made this location not just desirable, but deeply fulfilling. It's a place where every day feels touched by the sea, shaped by the landscape, and enriched by the best of Broadstairs' coastal heritage.”

\* 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.

















**Healthcare**

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

**Education**

<b>Primary Schools:</b>	
Callis Grange Nursery and Infant	01843 862531
St. Peter's Primary	01843 861430
St. Joseph's Primary	01843 861738
Upton Junior	01843 861393
Wellesley Haddon Dene	01843 862991
St. Lawrence Junior	01843 572900
St George's Primary	01843 609000

<b>Secondary Schools:</b>	
Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon Grammar	01843 591075
St. Lawrence Senior	01843 572900

**Travel By Road:**

Broadstairs Station	2.2 miles
Channel Tunnel	33.3 miles
Dover Docks	23.4 miles
Canterbury	19.0 miles
Gatwick Airport	85.5 miles
Charing Cross	80.4 miles

**Travel 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	018143861293
Broadstairs and St. Peter's Tennis Club	

**Entertainment**

Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Botany Bay Hotel	01843 868641
Captain Digby	01843 867764
Little Sicilian	01843 652423

**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 220008

## GROUND FLOOR

Porch	
Entrance Hall	21'0 max x 8'9 (6.41m x 2.67m)
Cloakroom	
Study	13'0 max x 10'4 (3.97m x 3.15m)
Utility Room	10'7 x 10'4 (3.23m x 3.15m)
Sitting Room	24'0 into bay x 13'0 (7.32m x 3.97m)
Kitchen / Breakfast Room	21'6 x 13'8 (6.56m x 4.17m)
Family Room	16'11 x 13'0 (5.16m x 3.97m)

## FIRST FLOOR

Landing	
Principal Bedroom	16'6 x 13'2 (5.03m x 4.02m)
En-suite Shower Room	10'10 x 6'3 (3.30m x 1.91m)
Bedroom 3	11'0 max x 10'11 (3.36m x 3.33m)
Bedroom 4	11'9 x 7'10 (3.58m x 2.39m)
Family Bath / Shower Room	
Bedroom 2	13'3 x 10'0 (4.04m x 3.05m)
Roof Terrace	22'0 x 13'0 (6.71m x 3.97m)

## OUTSIDE

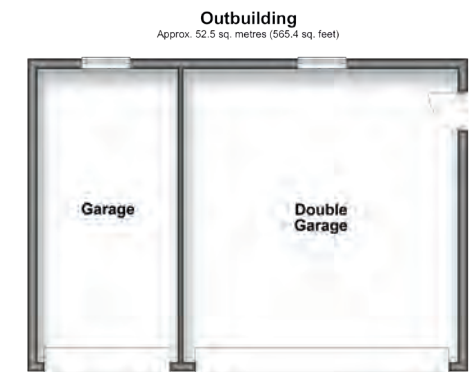
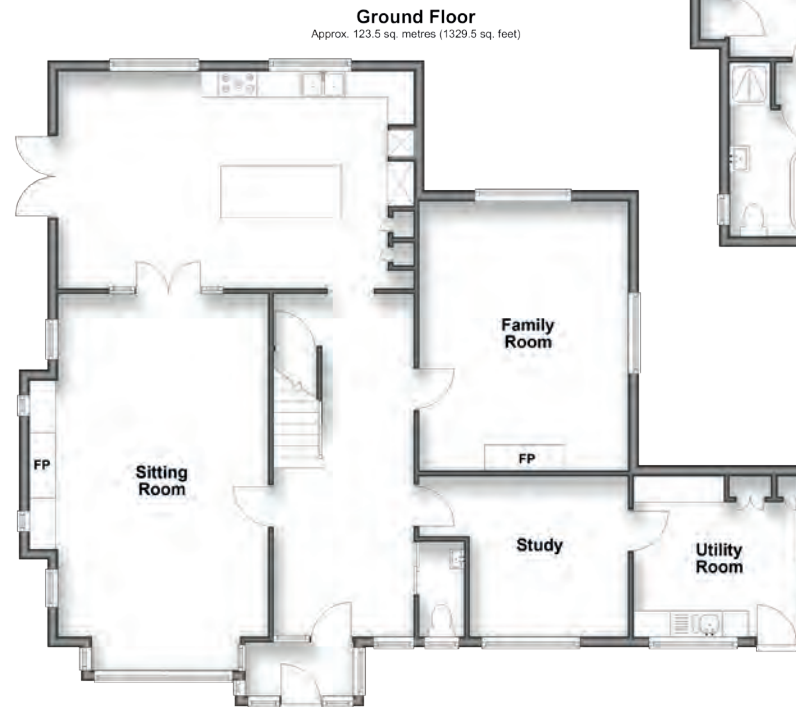
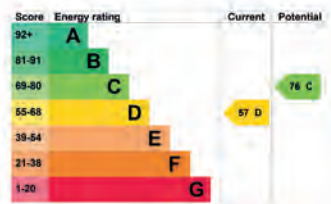
Rear Garden  
Front Garden  
In & Out Driveway

## OUTBUILDING 1

Double Garage	19'10 x 18'8 (6.05m x 5.69m)
Single Garage	19'10 x 9'6 (6.05m x 2.90m)

## OUTBUILDING 2

Orangery





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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