



Foreland Heights

Broadstairs | CT10 3FU



CR Real Estate are proud to offer to the market, this spacious four-bedroom detached house located in the picturesque chalk headland of North Foreland within the thriving coastal town of Broadstairs.

Set over two floors this large family home offers ample living accommodation for any growing family; plus the most amazing views across local farmland, North Foreland golf course and the Joss Bay coastline in the distance. As well as it being ready to move into with neutral décor throughout, meaning that this home is easily adaptable to add your own personal touches and style.

The ground floor of this property comprises of a large and centralised entrance hall, generously sized lounge with feature fireplace and access to the conservatory which benefits from underfloor heating and stunning views across the surrounding fields, downstairs W/C, additional reception room which is currently utilised as an office, kitchen with separate utility space, and diner which offers breath-taking views over the back garden. The first floor offers a storage cupboard, the family bathroom, and four double bedrooms; of which the master benefits from an en-suite shower room.

Externally, this home is perfect for anyone who loves to spend time outdoors as the rear garden attached to this property is of grand proportions and benefits from a paved patio area and large two part grass lawn. Additionally, this home offers off-road parking to the front with a driveway and double garage which also has a spacious loft for extra storage.

Foreland Heights is well located within the community and is close by to a variety of local amenities, shops and schools including St.Peters-in-Thanel Church of England Junior School, Callis Grange Nursery and Infant School, Stone Bay Special School, St Joseph's Catholic Primary School, The Charles Dickens School, Upton Junior School, and Dane Court School. For commuters Broadstairs train station is within a 5 minute drive and offers great railway links.

£800,000



- 4 Double Bedrooms
- Beautiful Views From Every Room to The Rear of The Property
- 2 Reception Rooms
- Double Garage With a Spacious Loft
- Large 2 Part Garden
- Views Across Farmers Fields, North Foreland Golf Club and Joss Bay
- En-Suite in Master Bedroom
- Water Softner Installed
- Combi Boiler Just 1 Year Old
- 5 Minute Walk to Stone Bay and 10 Minutes to Joss Bay Beach



Lounge

17'11" x 12'1" (5.48 x 3.69)

Dining Room

11'9" x 8'11" (3.60 x 2.74)

Kitchen

10'7" x 9'8" (3.24 x 2.97)

Office

11'3" x 10'7" (3.45 x 3.24)

WC

5'6" x 4'3" (1.69 x 1.32)

Utility Room

6'11" x 5'5" (2.12 x 1.66)

Conservatory

12'1" x 8'11" (3.69 x 2.74)

Bedroom 1

13'10" x 12'1" (4.24 x 3.69)

En Suite

10'3" x 3'7" (3.13 x 1.10)

Bedroom 2

11'9" x 10'5" (3.60 x 3.19)

Bedroom 3

10'7" x 9'8" (3.24 x 2.97)

Bedroom 4

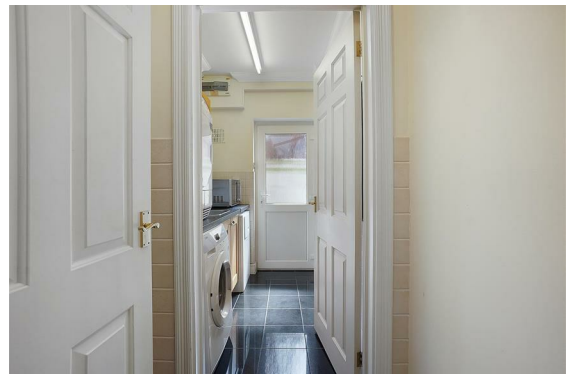
10'7" x 10'5" (3.24 x 3.18)

Bathroom

6'5" x 6'4" (1.98 x 1.95)

Garage Loft

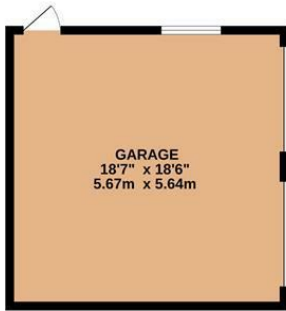
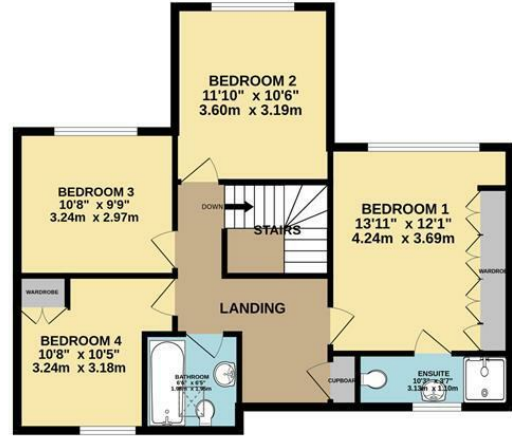
18'7" x 10'7" (5.67 x 3.24)



GROUND FLOOR
1235 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA: 2149 sq.ft. (199.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.