



**Guide Price**  
**£925,000**

**Freehold**

5x  3x  4x 

**Foreland Heights,  
Broadstairs, Kent, CT10**

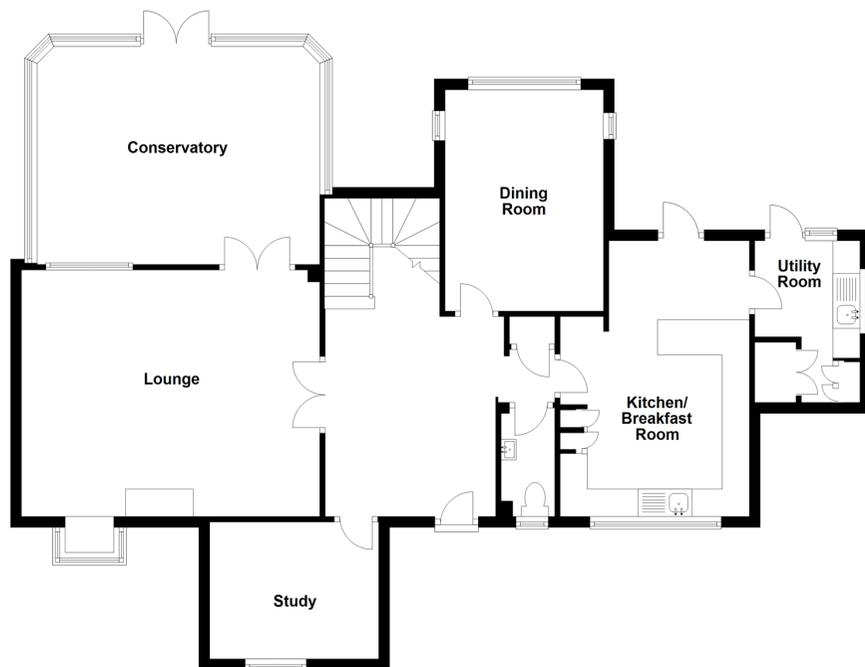
**OVER 60?**

You could get up to  
**59% off** the price!\*

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Helping you move forwards

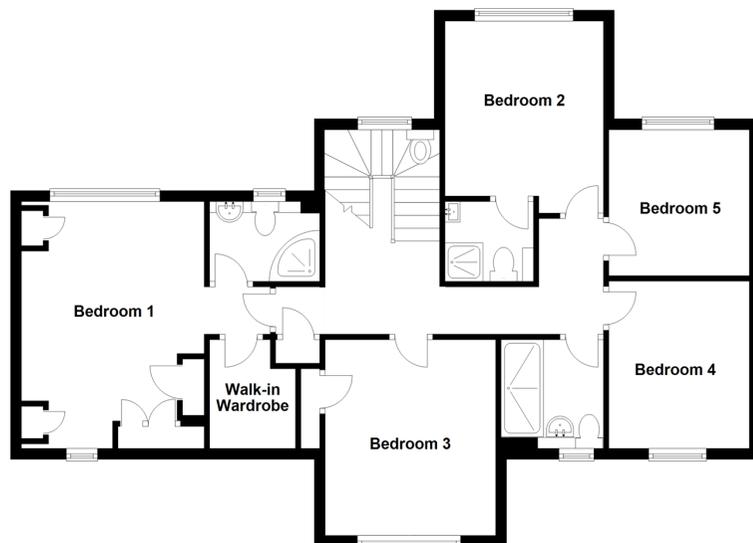
### Ground Floor

Approx. 110.6 sq. metres (1190.0 sq. feet)



### First Floor

Approx. 82.5 sq. metres (888.4 sq. feet)



## Accommodation

### GROUND FLOOR

#### Entrance Hallway

**Lounge:** 18'0 x 14'8 (5.49m x 4.47m)

**Study:** 10'2 x 8'2 (3.10m x 2.49m)

**Dining Room:** 13'2 x 9'6 (4.02m x 2.90m)

**Kitchen/Breakfast Room:** 19'0 x 11'4  
(5.80m x 3.46m)

**Utility Room:** 10'3 x 6'4 (3.13m x 1.93m)

#### Downstairs Cloakroom

**Conservatory:** 17'8 x 13'6 (5.39m x 4.12m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 14'7 x 10'6 (4.45m x 3.20m)

#### En-suite Shower Room

**Walk in Wardrobe:** 6'0 x 4'11 (1.83m x 1.50m)

**Bedroom 3:** 11'8 x 11'6 (3.56m x 3.51m)

#### Family Bathroom

**Bedroom 4:** 9'11 x 8'5 (3.02m x 2.57m)

**Bedroom 2:** 10'4 x 9'6 (3.15m x 2.90m)

#### En-suite Shower Room

**Bedroom 5:** 8'8 x 8'4 (2.64m x 2.54m)

### OUTSIDE

#### Front Garden

#### Double Garage & Driveway

#### Rear Garden

**Summer House:** 10'11 x 8'5 (3.33m x 2.57m)



## Main features

- Spacious family home situated at the top of North Foreland in a sought after cul de sac
- Off road parking and double garage
- Spacious conservatory and summerhouse
- Downstairs study ideal for anyone working from home
- 2 En-suite bathrooms and low maintenance rear garden



### Nearest Schools

Primary Schools: St Peter-in-Thamet CofE Junior 0.7 miles, St Joseph's Catholic 0.7 miles, Upton Junior 1.0 miles.  
Secondary Schools: The Foreland 0.3 miles, Stone Bay 0.3 miles, The Charles Dickens 1.1 miles, St George's CofE 1.6 miles



### Transport Information

Train Stations: Broadstairs 1.4 miles, Dumpton Park 2.5 miles, Ramsgate 4.0 miles



### Address

Foreland Heights, Broadstairs, Kent, CT10



### Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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