



5 Kingsgate Castle
Joss Gap Road | Broadstairs | Kent | CT10 3PH

FINE & COUNTRY



Step inside

5 Kingsgate Castle

Steeped in history and perched high on the clifftop overlooking Kingsgate and Joss Bays, is the Grade II Listed Kingsgate Castle. With its turrets, castellated and flint covered exterior, mullioned and leaded light windows it is awe inspiring and to have the opportunity to own a stunning and unique apartment in this amazing building is something really special. The castle is approached through automatic wrought iron gates and a very long straight drive bordered by vast communal and beautifully manicured lawns leading to the car park and a superb gothic arch flanked by a pair of towers with a pair of large wood and studded gates, incorporating an inset personal gate, that open into the vast circular courtyard and another gothic arch that leads to the clifftop. There is also a smugglers tunnel as this was a very popular area for smuggling in the Georgian era.

Access to Flat 5 is via the extremely impressive main entrance from the courtyard. It includes a gothic stone arch and flint walled porch that leads to a pair of Tudor style wood and studded front doors that open onto the spacious main hall with its herringbone parquet flooring. Walking up the grand and wide central staircase with its coved skirting, half landing and large leaded light casement windows you can visualise the stylish ladies in days of yore sweeping down the stairs in their beautiful ball gowns.

The entrance hall in the apartment is delightful with its wood wall panelling that continues into the charming kitchen/diner. This was installed in 2016 and includes a bespoke 'made-to-measure' banquette where you can happily sit at least six people for a meal. There are also charming Spanish tiles and beautiful gothic style wood units to echo the style of the castle and house an oven and gas hob as well as an integrated fridge freezer, space for a washing machine and a water softening system. The hall also has a 'secret' cupboard in the panelling and an open archway to the attractive, dual aspect sitting room that also includes wall panelling as well as acoustic flooring, half height panelled cupboards and shelving above, picture rails and high skirtings, an inset glass fronted cupboard and stairs to the first floor.

Off the sitting room is a charming double bedroom with a curved wall, two casement windows and curved radiators as well as lovely views across the grounds to the North Foreland lighthouse. On the top floor there is another similar sized double bedroom with a curved wall and views across to the sea as well as a pull down ladder that provides access to the flat roof where you can sit and enjoy a glass of wine or a cup of coffee enjoying the panoramic vista. The refurbished shower room has underfloor heating, a fascinating stone basin and a 'knightly' toilet roll as a nod to the gothic influences.



Seller Insight

“ This apartment has been in our family for about 35 years and was previously owned by the renowned British golfer, Nick Faldo. It has been a special privilege to live in such a unique environment with superb views and a delightful community. It is very quiet and secure so can either be a charming permanent home or an unusual weekend and holiday retreat. Although each of the 32 apartments are privately owned all the residents 'own' the overall property through Commonhold and are all directors of the holding company, Kingsgate Castle Residents Limited.

You can get to the quiet Kingsgate beach in a minute or two and it is not far to the Captain Digby if you want to enjoy an evening out without having to drive. For surfing enthusiasts the nearby Joss Bay is ideal and golfing aficionados can stroll round to the North Foreland Golf Club. Broadstairs is a delightful Victorian seaside town with a mainline station where the fast train can whisk you to London in under an hour and a half. There are a wide variety of individual shops, bars and very good restaurants as well as annual events such as Folk Week, the Dickens Festival and the Food Fair. Another advantage of Broadstairs is that it has some very good private and grammar schools, while for a bit of retail therapy there is the nearby Westwood Cross shopping centre as well as a casino and the Vue cinema complex.

HISTORICAL NOTE:

Kingsgate Castle was originally built in the 1760s for the Whig politician Lord Holland as the stable block and staff quarters for his nearby estate and 'holiday home' Holland House. He bequeathed the estate, including Kingsgate Castle, to his favourite son, Charles James Fox, who was also a Whig MP for about 38 years and became Britain's first Foreign Secretary. Although best known as a boon companion of the Prince Regent and a notorious womaniser and gambler who had to sell the estate to pay his gambling debts, Charles Fox was also an anti-slave campaigner and a leading parliamentary advocate for individual liberty and religious tolerance.

The estate, including the castle, was later owned by Sir John Lubbock, 1st Baron Avebury who brought in the Bank Holiday Act, and on his death it was bought by Lord Northcliffe owner of the Daily Mail, who transformed part of it into the North Foreland Golf course. In the 1920s Kingsgate Castle became a fashionable hotel with many illustrious visitors including British luminaries of the time such as John Mills, Peggy Ashcroft and Constance Cummings but it was eventually converted into unique and luxurious apartments.

Kingsgate Bay was originally called St Bartholomew's Bay but Charles II landed there in 1683 with his brother, the then Duke of York, and ordered the name to be changed. Later it was also where the Prince Regent (George IV) sometimes disembarked when visiting his friend Charles Fox.

* 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 Information

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

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	01843 861293
Broadstairs and St. Peter's Tennis Club	

Healthcare

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

Education

Primary Schools:

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

Secondary Schools:

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

Entertainment

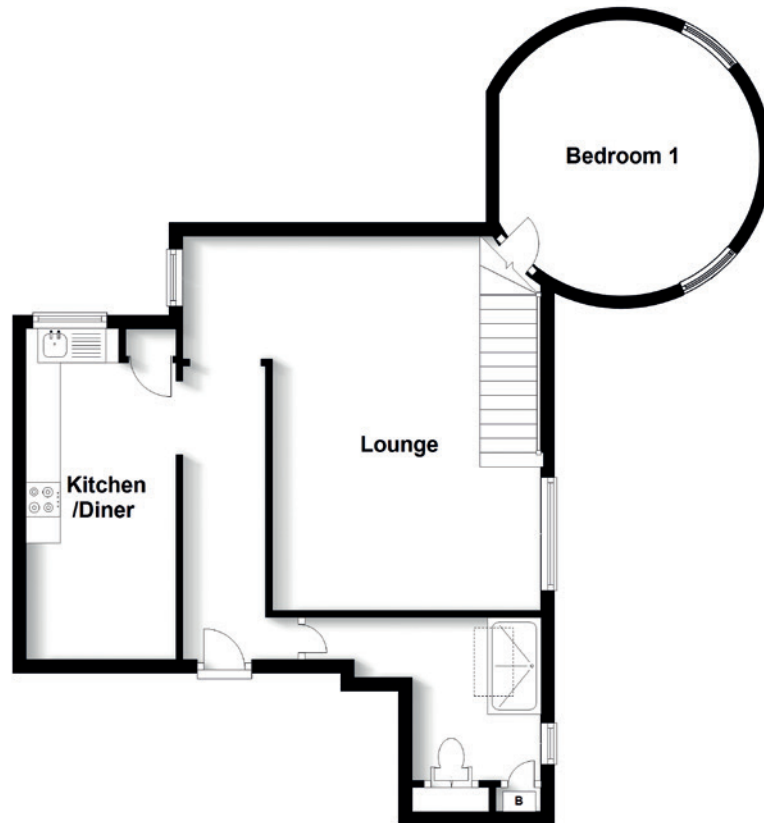
Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Botany Bay Hotel	01843 868641
Captain Digby	01843 867764
Little Sicilian	01843 652423
Stark	01843 1111111

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

Split Level First Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



FIRST FLOOR

Entrance Hall	
Kitchen/Diner	16'2 x 7'6 (4.93m x 2.29m)
Sitting Room	17'6 x 12'3 (5.34m x 3.74m)
Bedroom 1	12'0 x 11'4 (3.66m x 3.46m)
Bathroom	

SECOND FLOOR

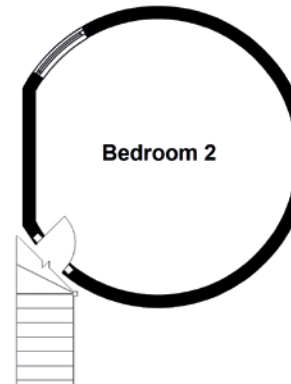
Landing	
Bedroom 2	12'0 x 11'4 (3.66m x 3.46m)

OUTSIDE

Communal Gardens
Smugglers Tunnel
Residents Parking
Visitor Parking

Second Floor

Approx. 11.1 sq. metres (120.0 sq. feet)



£ 500,000

EPC Exempt
Council Tax Band: C
Tenure: Commonhold



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 © 2023 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





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

