



5 Ocean View
86 Fitzroy Avenue | Broadstairs | Kent | CT10 3LT

FINE & COUNTRY





Step inside

5 Ocean View

Whether you are looking for the ultimate weekend and vacation retreat or a permanent home that will make you feel you are always on holiday, this superb brand new penthouse apartment in Ocean View could be the answer. Beautifully designed with stunning panoramic sea views, high end fixtures and fittings and a spacious roof terrace for outdoor entertaining, it provides everything you need for relaxed living in an ideal location adjacent to the seafront at the Blue Flag Botany Bay.

It is one of five apartments in an elegant new development and the only one on the top floor. Ocean View is approached through electric gates leading to a very spacious block paved car park that provides two allocated parking spaces and access to the main front entrance with a visual intercom entry door system along a stone pathway flanked by a communal front lawn and a covered patio. This opens into the main hall with a staircase and a lift to the first and second floors that can swiftly whisk you up to the penthouse or you can take the stairs and enjoy the gorgeous views from the large picture windows on each of the landings.

The penthouse opens into a spacious L-shaped hall and has access to the light and bright dual aspect living space with plenty of room for seating and dining as well as a kitchen/breakfast area and patio doors to a charming covered balcony with uninterrupted and panoramic views across Botany Bay and beyond. The kitchen includes high end units and white stone worktops with LED under unit lighting housing a Neff induction hob, oven and microwave as well as an integrated fridge freezer and dishwasher with a built in wine cooler in the peninsular breakfast bar. There is a laundry cupboard in the hall with a washer/dryer as well as a cloakroom, a coat cupboard, a guest double bedroom with an en suite shower and the gorgeous main bedroom. This half moon shaped room includes a high quality bathroom with a modern bath and separate shower as well as floor to ceiling side windows and patio doors that open onto the roof terrace and provides plenty of natural light. Sitting out on the terrace you have views across the sea as well as the acclaimed North Foreland Golf Course and Napoleon Tower.



Seller Insight



General Information:

The property was built by well-known developers Ashcroft Building and Construction Limited and comes with a 10 year LABC warranty. The apartment will have a share of the freehold and for the first year maintenance of the communal parts and garden will be covered by the developer. All the apartments include visual entry front doors, eco-friendly air source pumps and underfloor heating as well as engineering oak flooring. The roof terrace and balconies have anti-corrosive decking and coastal stainless steel and toughened glass balustrades while the bathrooms have thermostatic rainfall shower heads, glass top finish vanity units and white stone shelving. There are bin and cycle stores adjacent to the car park and individual lockable mailboxes located in the ground floor lobby. The apartment would also make an excellent holiday let as an investment or could provide an additional income for owners when they are not using it.

It is a very quiet and peaceful area with wide grassy clifftops and direct access to the blue flag beach at Botany Bay. Ocean View is within walking distance of the North Foreland Golf club, Kingsgate and Joss Bays and, for anyone who would like a drink or a meal without having to take the car out, there is the Botany Bay hotel or the Captain Digby restaurant. A regular bus service travels around Thanet on the Loop and there is a useful convenience store nearby. Broadstairs town centre is only a five minute drive with its mainline high speed rail service that can whisk you to St Pancras in less than an hour and a half, a wide variety of individual shops, bars and restaurants and a number of annual events such as Folk Week, the Dickens Festival and the Food Fair.

* 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	2.5 miles
Channel Tunnel	29.7 miles
Dover Docks	23.4 miles
Canterbury	19.1 miles
Charing Cross	80.0 miles
Gatwick Airport	84.9 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
Broadstairs Medical Practice
Mocketts Wood Surgery
QEQM Hospital

Education

Primary Schools:

Callis Grange Nursery and Infant
St. Peter's Primary
St. Joseph's Primary
Upton Junior
Wellesley Haddon Dene
St. Lawrence Junior
St George's Primary

Secondary Schools:

Charles Dickens
St. George's
Dane Court Grammar
Chatham and Clarendon House
St. Lawrence Senior

01843 608860
01843 608836
01843 862996
01843 225544

01843 862531
01843 861430
01843 861738
01843 861393
01843 862991
01843 572900
01843 609000

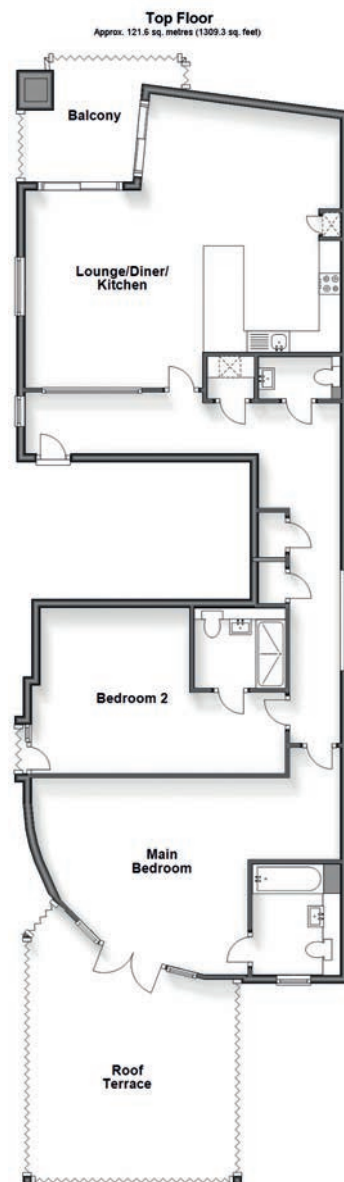
01843 862988
01843 609000
01843 864941
01843 591075
01843 572900

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
Wyatt and Jones	01843 865126

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



FIRST FLOOR

Hall	
Cloakroom	
Laundry Cupboard	
Lounge/Diner/Kitchen	23'1 (7.04m) narrowing to 15'0 (4.58m) x 22'9 (6.94m)
Balcony	9'2 x 8'1 (2.80m x 2.47m)
Bedroom 2	18'11 (5.77m) narrowing to 11'4 (3.46m) x 12'10 (3.91m)
En Suite Shower Room	7'7 x 6'3 (2.31m x 1.91m)
Main Bedroom	22'9 maximum x 17'8 maximum (6.94m x 5.39m)
En Suite Bathroom	8'3 x 6'7 (2.52m x 2.01m)
Roof Terrace	20'5 x 14'10 (6.23m x 4.52m)

OUTSIDE

Two Allocated Parking Spaces

£750,000

Council Tax Band: Pending

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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