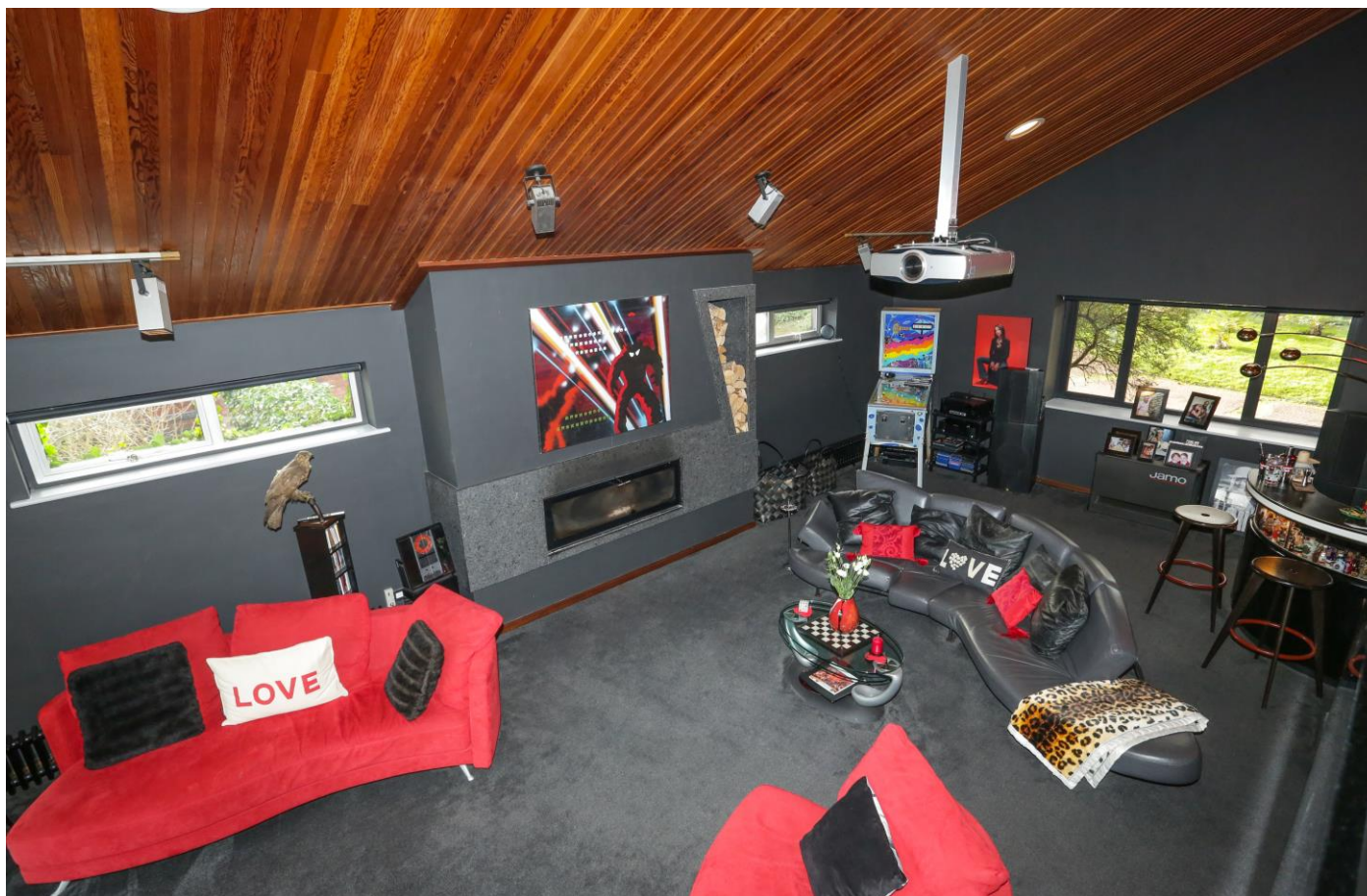




North Foreland Avenue, Broadstairs


MILES & BARR
EXCLUSIVE





Fairacre Lodge

North Foreland Avenue
Broadstairs, Kent, CT10 3QR

1.5 miles Broadstairs
3.5 miles Ramsgate

3.5 miles Margate
19.5 miles Canterbury

Description

Ground Floor

- Entrance Hall
- Living Room
29'9 x 17'2
(9.07m x 5.23m)
- Sitting Room
16'10 x 15'3
(5.13m x 4.65m)
- Kitchen/
Breakfast Room
20'4 x 12'0
(6.20m x 3.66m)
- Utility Room
- Dining Room
15'4 x 13'9
(4.67m x 4.19m)
- Cloakroom

First Floor

- Landing
- Bedroom
14'6 x 14'6
(4.42m x 4.42m)
- En-suite
Bathroom
- Balcony
- Bedroom
19'7 x 13'5
(5.97m x 4.09m)

- En-suite Wet
Room
- Bedroom
12'1 x 11'10
(3.68m x 3.61m
plus built-in
wardrobe)
- Bedroom
10'0 x 8'2
(3.05m x 2.49m
plus built-in
wardrobe)
- Bath and
Shower Room

Chalet Bungalow

- Potential
Kitchen/Living
Room
20'11 x 19'0
(6.38m x 5.79m)
- Potential
Bedroom
20'11 x 19'1
(6.38m x 5.82m)
- Potential En-
Suite Shower
Room

External

- Front/Driveway
- Rear Garden



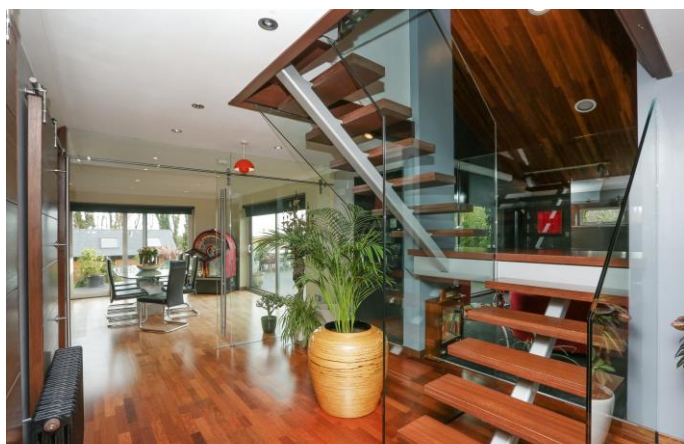
Property

Found on the prestigious North Foreland private estate is this impressive detached four bedroom family home. The property is set back from the road and has a carriage driveway behind electric gates and stands on a large plot enjoying sea views from the rear. There is also the additional detached chalet style bungalow which offers huge potential and a variety of uses including a separate annex, holiday let or gym/office. It also has its own vehicular access.

The main house provides light, bright and contemporary living made for entertaining. To the ground floor there is an impressive entrance hall and staircase with glass balustrade leading to the first floor. There are two large reception rooms as well as an open-plan kitchen/breakfast room and dining room. The kitchen offers a comprehensive range of units and there is also a useful utility room and cloakroom. The main living room has a large woodburner and both this room and the dining room have patio doors leading out to the large decked area overlooking the rear garden. To the first floor there are four bedrooms and a family bathroom. Two of the bedrooms have en-suite facilities, with the principal bedroom also enjoying a balcony with panoramic sea views.

Externally, there is off street parking for numerous vehicles with the garden laid mainly to lawn with a large raised decked patio. The detached chalet requires finishing depending on the purchases requirements but could be used for a variety of purposes but offers a potential kitchen/living room, one bedroom with en-suite or possible two bedrooms with one bathroom.

N.B. The property has private cesspit drainage.



Location

Fairacre is found to the outskirts of Broadstairs on the sought-after North Foreland estate.

Broadstairs is a quaint seaside town with flint cottages and period homes including Bleak House, once the summer home of Charles Dickens.

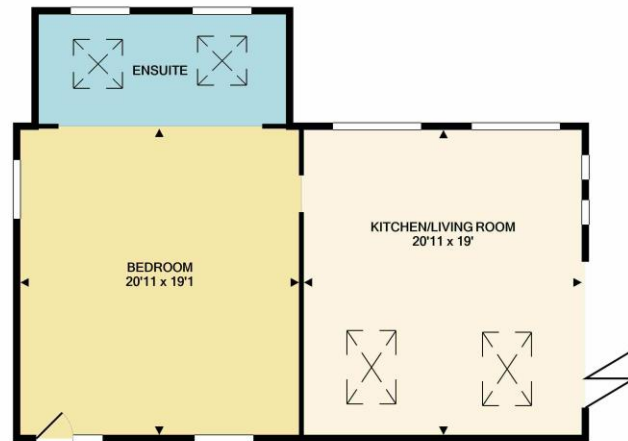
Broadstairs also has a number of popular award winning sandy beaches including Viking Bay and Joss Bay. The town itself offers a wide variety of independent shops, bars, cafes and restaurants and a cinema. There is also the out of town shopping centre with numerous restaurants, casino and cinema to be found at Westwood Cross.

The area offers a number of sporting and leisure facilities including golf at North Foreland golf club and Ramsgate Royal Harbour Yacht club. There is also the Turner Contemporary gallery in nearby Margate.

There are a number of highly regarded schools found in the area in both the public and private sectors including grammar schools.

Broadstairs also has its own mainline railway station providing high-speed rail links to London.





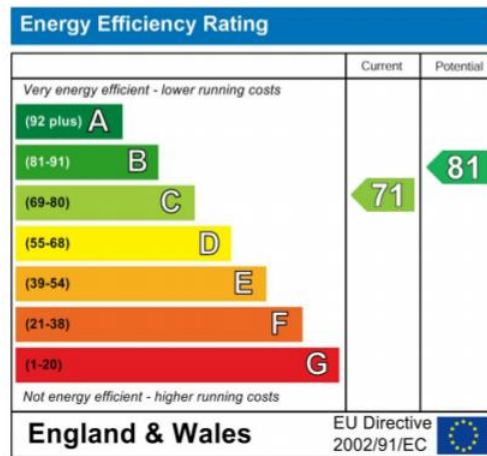
GROUND FLOOR
APPROX. FLOOR
AREA 2597 SQ.FT.
(241.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 992 SQ.FT.
(92.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3589 SQ.FT. (333.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

Viewing

Strictly by appointment with Miles and Barr
Exclusive

Broadstairs Office

123 High Street
Broadstairs
Kent
CT10 1NQ

T: 01843 888444

E: Broadstairs@milesandbarr.co.uk

Exclusive Office

14 Lower Chantry Lane
Canterbury
Kent
CT1 1UF

T: 01227 499000

E: Exclusive@milesandbarr.co.uk

Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF

Tel: 01227 499000

Email: exclusive@milesandbarr.co.uk

