







## CASTLE VIEW, JOSS GAP ROAD, BROADSTAIRS, CT10

£1,000,000

- Exquisite 2-bedroom, 2-bathroom contemporary duplex penthouse apartment
  - Cliff top location offering incredible sea views
- Completely modernised by current owners in conjunction with architect and interior designer
  - Sociable open plan living-dining-kitchen
- Balcony from living area overlooking gardens and coast beyond
- Top floor observatory sun room with huge roof terrace ideal for entertaining
- Gated underground parking for 2 cars with lift directly into the apartment
- Basement residents' gym and private storage room for cycles/surf boards
- Minutes from beautiful sandy beaches at Joss Bay and Kingsgate Bay
- 5 minute drive to Broadstairs station with trains to London St Pancras from 1 hour 18 minutes













## ABOUT THIS HOME

Experience coastal living at its finest in this exquisite contemporary duplex penthouse apartment offered with a share of freehold. Boasting 2 bedrooms and 2 bathrooms, this stunning residence is in a remarkable cliff top location with sandy beaches and breath-taking sea views just a stone's throw away. Set within a secure gated entrance, you access the property via the convenient lift that whisks you from the underground car park directly into the apartment. As you step into the sociable open-plan kitchen, dining, and living area with private balcony, you realise this is no ordinary home with attention to detail evident throughout

The observatory-style sunroom is the perfect place to enjoy your morning coffee or evening sun while gazing out at the panoramic vistas. From here, the private roof terrace beckons, offering a serene retreat and inviting you to bask in the sun's warm embrace or host unforgettable gatherings under the vast open sky. No detail has been overlooked in the meticulous reconfiguration and modernization of this residence, a collaborative effort between the visionary current owners, a skilled architect, and a talented interior designer. The result is a space that seamlessly blends form and function, where every aspect has been thoughtfully curated to the highest standards. Needless to say, you'll have to go a long way to find another apartment that is finished to a similar standard

Step outside and discover the beautifully manicured gardens, which also boast 180-degree sea views from Kingsgate Bay to Joss Bay. Secure underground parking provides convenience and peace of mind, allowing you to explore the surrounding area with ease. You also have access to a residents' only gym in the basement

This exceptional duplex penthouse apartment is more than just a home; it's a lifestyle statement that encapsulates sophistication, elegance, and coastal charm. Don't miss the opportunity to make this unique residence yours









## OWNERS COMMENTS

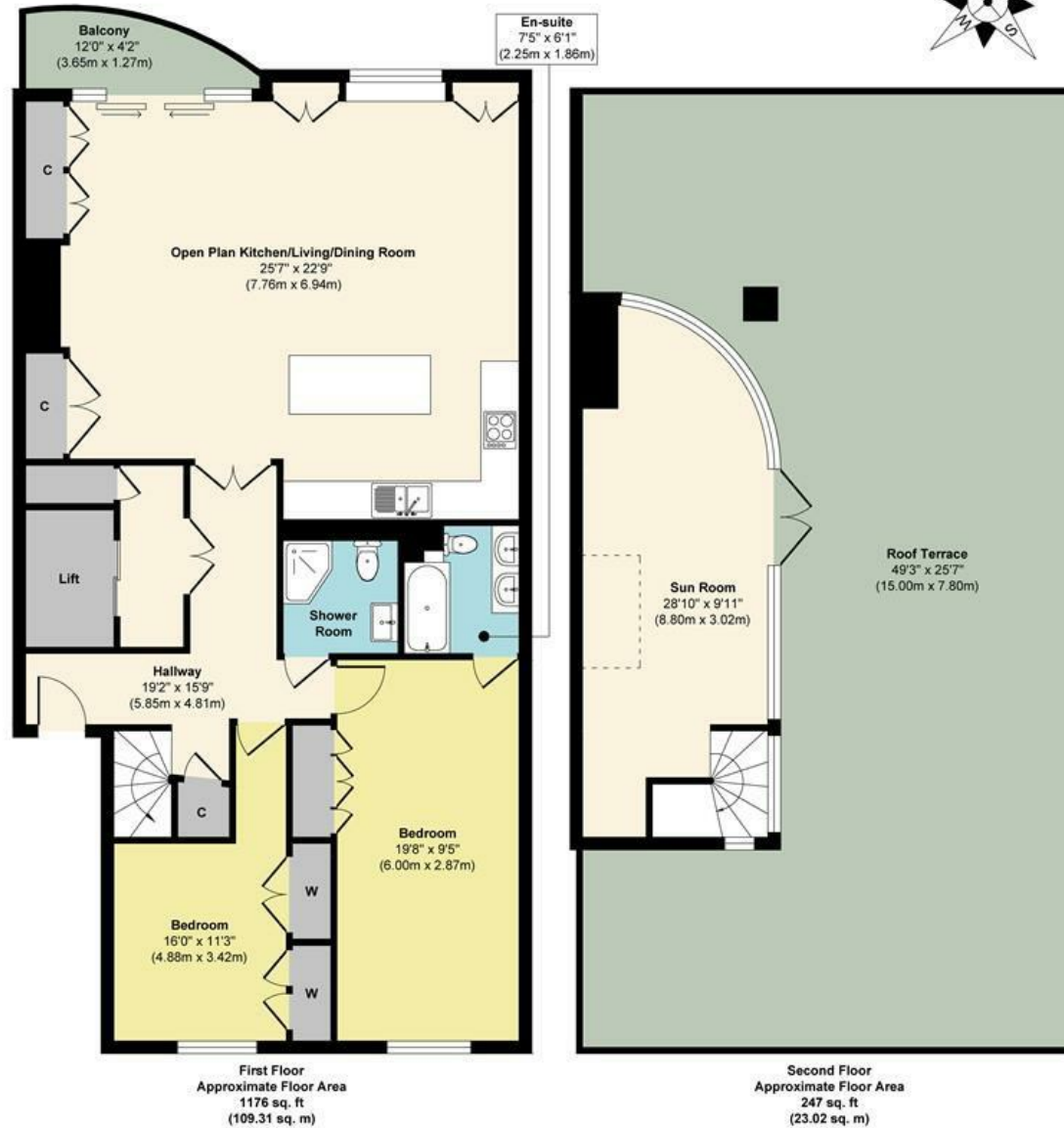
The first time we saw the apartment, we were completely wowed by its beautiful location and stunning 360-degree views out to sea and across the local conservation area. We've grown to love it even more following its complete renovation carried out by skilled local professionals under our direction. The result is a stunning apartment where we have enjoyed many happy times with family, friends and neighbours as well as numerous cliff top and beach side walks with our dog all year-round. One of our favourite things to do is to enjoy a drink and relax in the sunroom or on the adjoining roof terrace, with its spectacular roof garden, gazing out to sea. It's the perfect antidote to our busy lives. The apartment is ideally located for all that charming Broadstairs has to offer as well as the vibrant Margate old town, with its numerous fine dining restaurants, galleries and independent shops. We will be sad to leave the property and our friendly neighbours, however, our lifestyle is changing and we need to adapt accordingly.







# 11 Castle View, Broadstairs



**Approx. Gross Internal Floor Area 1423 sq. ft / 132.33 sq. m (Excluding Roof Terrace & balcony)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## ABOUT THE AREA

Castle View is situated on the cliffs between the beautiful sandy beaches of Kingsgate Bay and Joss Bay, around 2 miles north of the charming Broadstairs seaside resort. The spectacular coastline boasts seven well known sandy beaches, clifftop walks and quaint fisherman's cottages.

Broadstairs boasts many independent shops, smart restaurants and quaint cafes. At weekends you could spend your time walking or cycling the 32-mile Viking Coast Trail or perhaps taking the family for a surfing or sailing lesson. Golfers can play at the North Foreland Golf Club just 3 minutes (0.7 miles) away by car or the renowned championship Royal St Georges in nearby Sandwich around half an hour away (11.9 miles).

London commuters can be whisked back into the capital on high-speed trains from 1 hour 18 minutes via Broadstairs station, just a 5-minute drive from the property.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

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