



Seaview
North Foreland Avenue | Broadstairs | Kent | CT10 3QT

SEAVIEW



Step inside

Seaview

Set within the prestigious private North Foreland Estate, Seaview is an exceptional contemporary residence combining panoramic elevated sea views with substantial accommodation, striking architecture and beautifully designed outdoor spaces. Private gated residents' beach access completes the appeal of this outstanding coastal home.

The emphasis throughout is on light, space and quality. A dramatic double-height atrium and architectural voids create an impressive sense of volume, while extensive glazing connects the interiors with the surrounding terraces and garden. Walnut doors, joinery and staircases, Villeroy & Boch sanitaryware and Siemens kitchen appliances reflect the attention to detail throughout.

Electric gates open onto an extensive resin driveway leading to the double garage, equipped with 22kW EV charging. Steps rise to a striking glass pivot entrance door with fingerprint access, providing a fitting introduction to the house.

The expansive open-plan kitchen, dining and family space forms the heart of the home. Multiple bi-fold doors, including a corner opening, create a seamless connection with the garden and pool terrace, making this an inviting setting for family life and entertaining.

The bespoke kitchen features a substantial island with a curved Corian worktop, breakfast bar, induction hob and an attached cantilevered circular dining table. Extensive cabinetry incorporates a range of Siemens appliances, combining a distinctive design with everyday practicality.

A separate lounge offers sea views, concealed LED lighting and a raised fireplace. Supporting accommodation includes a boot room, media control cupboard, generous plant room and cloakroom.

A floating staircase rises to the first-floor landing, overlooking the living space below. Three substantial double bedroom suites occupy this level. One features a Juliet balcony, while another opens through French doors onto the front balcony with sea views.

The principal suite provides a particularly generous private retreat, with an impressive his-and-hers dressing room, a beautifully appointed en-suite bathroom and direct access to the front balcony, where the elevated position affords far-reaching coastal views.

On the second floor, a statement chandelier complements the architectural setting. A dual-aspect sitting room opens onto the large wraparound roof terrace, offering an additional space to relax and enjoy the outlook. A fourth double bedroom suite also benefits from direct terrace access, creating an attractive guest suite.

The landscaped rear garden has been arranged for relaxation and entertaining. A generous porcelain-tiled terrace surrounds the heated saltwater swimming pool, which is fitted with a safety cover. An outdoor kitchen, seating areas and a bioethanol fireplace extend the opportunities for outdoor living, while steps lead to an upper lawn bordered by planting and secure fencing.

Underfloor heating, air conditioning, high-specification glazing, automated blinds and a three-phase electricity supply provide comfort and convenience. The electric-gated approach, fingerprint entrance access and security features also enhance the property's lock-up-and-leave appeal.

With its substantial bedroom suites, varied living spaces and exceptional outdoor amenities, Seaview offers a distinctive coastal lifestyle in one of Broadstairs' most sought-after private settings.















Seller Insight



Seaview has been a wonderful family home. We particularly love the light and sense of space, and the way the living areas open onto the garden. The pool and outdoor entertaining spaces have been a big part of family life, while the balconies and roof terrace provide lovely places to relax and enjoy the sea views.

"The estate has a peaceful feel, and we have always felt safe and secure living here as a family. Having private gated residents' beach access is something we have really valued. We are also conveniently placed for the town centre is charming with a wide variety of individual shops, bars and first class restaurants as well as a cinema and annual events such as Folk Week, the Dickens Festival and the Food Fair. The station can whisk you to London on the high speed train in under an hour and a half and we are not too far from Dover or the Channel Tunnel if you want to pop across to France for the day. 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. Another advantage of Broadstairs and nearby Ramsgate is that they include some very good private and grammar schools as well as primary and junior schools rated Outstanding by Ofsted.

*It has given us a lovely balance of privacy, coastal living and access to everything we need."**

* 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.















Ground Floor
Approx. 169.9 sq. metres (1828.6 sq. feet)



GROUND FLOOR

Double Garage	18'6 x 18'1 (5.64m x 5.52m)
Reception Hall	18'6 x 10'10 (5.64m x 3.30m)
Kitchen/Breakfast Area	21'8 x 20'3 (6.61m x 6.18m)
Utility Room	13'1 x 12'9 (3.99m x 3.89m)
Storage Room	
Dining Area	11'8 x 11'2 (3.56m x 3.41m)
Family Area	13'2 x 13'1 (4.02m x 3.99m)
Lounge	16'1 x 14'1 (4.91m x 4.30m)
Boot Room	
Cloakroom	

FIRST FLOOR

Galleried Landing	
Bedroom 3	14'0 x 11'8 (4.27m x 3.56m)
En Suite Shower Room	
Bedroom 4	14'0 x 10'7 (4.27m x 3.23m)
En Suite Shower Room	
Main Bedroom	18'4 x 15'6 (5.59m x 4.73m)
En Suite Bath/Shower Room	14'1 x 8'9 (4.30m x 2.67m)
Dressing Room	14'3 x 8'8 (4.35m x 2.64m)
Balcony	

SECOND FLOOR

Sitting Room	25'0 (7.63m) narrowing to 18'5 (5.62m) x 19'7 (5.97m)
Roof Terrace	
Bedroom 2	15'7 (4.75m) narrowing to 12'8 (3.86m) x 12'6 (3.81m)
En Suite Shower Room	

OUTSIDE

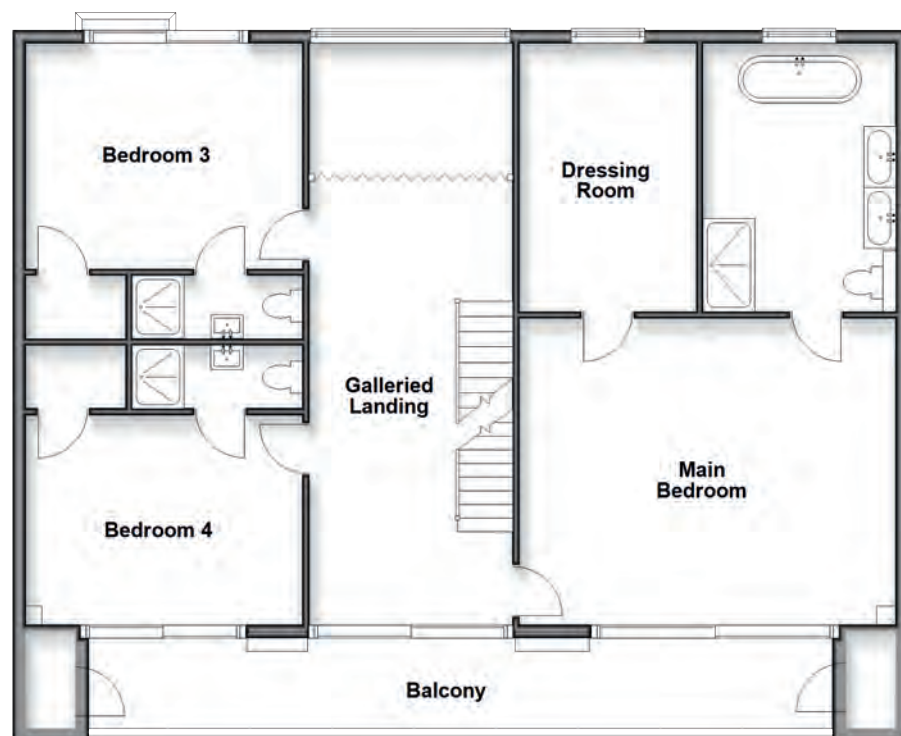
Rear Garden
Heated Outdoor Swimming Pool
Electric Gated Driveway

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

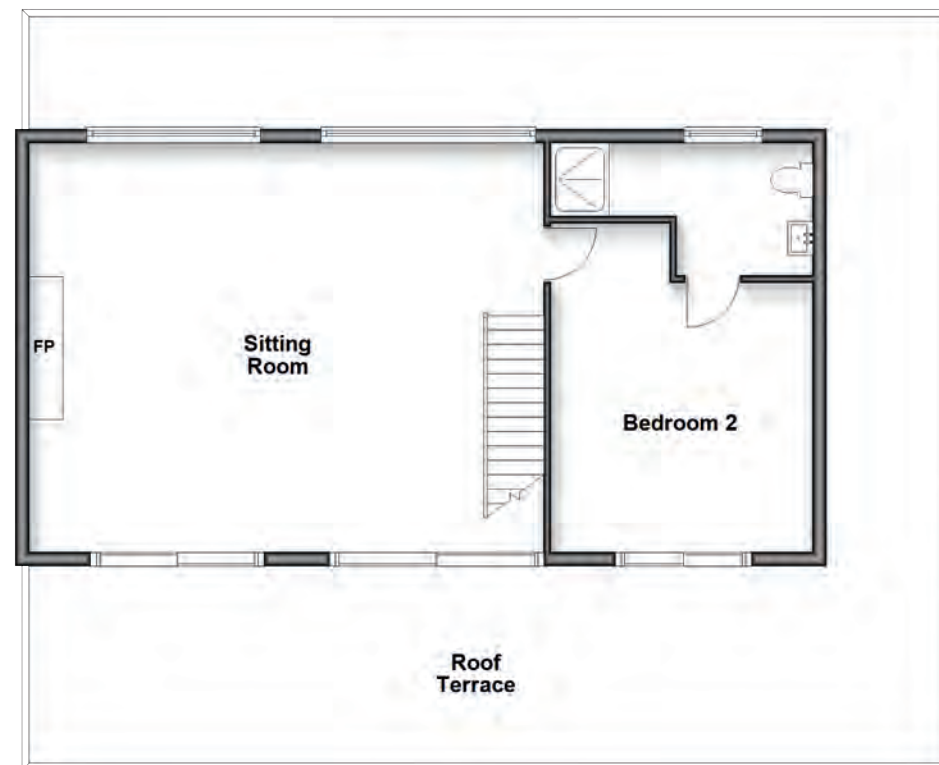
First Floor

Approx. 124.4 sq. metres (1339.1 sq. feet)



Second Floor

Approx. 69.2 sq. metres (744.8 sq. feet)





Travel Information

By Road

Broadstairs Station	1.3 miles
Channel Tunnel	29.5 miles
Dover Docks	23.1 miles
Gatwick Airport	85.2 miles
Canterbury	19.4 miles
Charing Cross	80.3 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	01843 863900
Royal Temple Yacht Club, Ramsgate	01843 591766
Broadstairs Sailing Club	01843 861373
Broadstairs Squash Club	01843 865484

Healthcare

St. Peter's Surgery	01843 608860
Albion Road Surgery	01843 608836
Osborne Road Surgery	01843 863353
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
Haddon Dene	01843 864941
Wellesley House	01843 862991
St. Lawrence Junior	01843 572900

Secondary Schools:

Charles Dickens	01843 862988
St. George's	01843 609000
Dane Court Grammar	01843 864941
Chatham and Clarendon House	01843 591075
St. Lawrence Senior	01843 572900

Entertainment

Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Royal Albion Hotel	01843 868071
The Yarrow Hotel	01843 460100
Charles Dickens pub	01843 603040
Samworth and Mee	01843 867792

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	01843 233524
Westwood Cross Shopping Centre	

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

