



9 Foreland Heights  
Broadstairs | Kent | CT10 3FU



# Step inside

## 9 Foreland Heights

A home of rare scale, serenity and uninterrupted coastal panorama, 9 Foreland Heights occupies one of Broadstairs' most privileged elevated positions, a quiet, prestigious enclave where open farmland, the golf course and the sea form a constantly shifting backdrop of light and colour. It is a setting that feels both expansive and deeply private, the kind of outlook that is almost impossible to replicate elsewhere along the coastline.

The property itself mirrors the grandeur of its surroundings. Designed with generous proportions and a natural flow between spaces, the ground floor delivers a suite of principal living areas that embrace the views at every opportunity. To the front, a substantial lounge offers a refined, peaceful retreat, while to the rear, the impressive kitchen/dining space stretches across the full width of the house, creating a sociable, light filled hub ideal for everyday living.

Directly adjoining this space is the sun room, a beautifully connected extension of the main living area. Two sets of bi folding doors open from both the kitchen/dining room and the sun room onto the rear terrace, dissolving the boundary between indoors and outdoors. On warm days, the entire rear of the home becomes a seamless entertaining zone, flowing out to the garden and across to the open landscape beyond.

A further reception room, originally intended as a formal dining room, is currently arranged as a home office. Its versatility is one of the property's strengths, equally suited to reinstatement as a dining room, use as a playroom, an additional sitting room, or even a ground floor bedroom depending on lifestyle needs.

Ascending to the first floor, a central landing leads to five well proportioned bedrooms, two of which enjoy direct access to private balconies perfectly oriented to capture the far reaching rural and coastal views. The principal suite is enhanced by a dedicated dressing area and en suite, while additional bedrooms benefit from their own en suite and family bathroom facilities, ensuring comfort and privacy for family and guests alike.

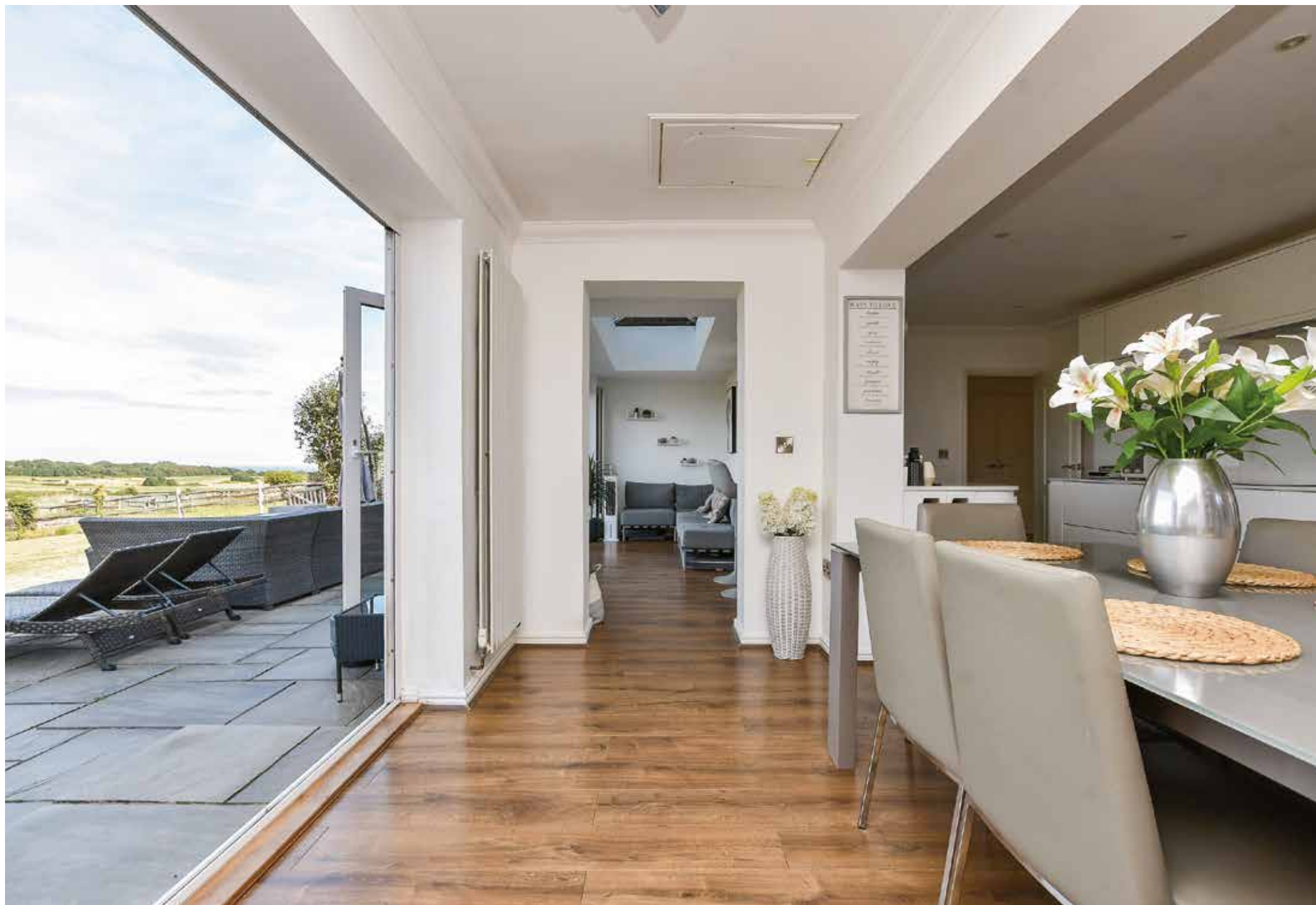
Externally, the home continues to impress. The rear garden backs directly onto open farmland, reinforcing the sense of space, tranquillity and uninterrupted light, with sun in the garden throughout the day. To the front, a broad driveway provides generous parking, complemented by an integral double garage.

This is a home that blends substantial accommodation with an exceptional natural setting, a rare opportunity to enjoy elevated coastal living in one of Broadstairs' most sought after addresses.











# Seller Insight

“Living at Foreland Heights has offered us a truly exceptional coastal lifestyle, one defined by tranquillity, natural beauty and the rare privilege of being moments from some of Broadstairs' most celebrated beaches. This elevated pocket of Broadstairs is wonderfully peaceful, yet everything that makes the town so desirable is close at hand.

Just a short stroll from the house lies Stone Bay, one of Broadstairs' most elegant and sheltered beaches. Its quiet sands, dramatic chalk cliffs and calm atmosphere have been our favourite place for morning walks and relaxed afternoons by the water. A little further along the coastline is Joss Bay, Kent's iconic surfing beach. Whether watching the waves roll in or enjoying the wide-open space, it's a remarkable advantage having two of the area's finest bays within easy reach.

Foreland Heights also enjoys effortless access to Broadstairs' charming town centre. The walk into town is one of the things we've loved most, a gentle, scenic route that leads to independent shops, cafés, restaurants and everyday amenities. It's a place with real character, and being able to wander in for dinner, coffee or errands has always been a pleasure.

Families are exceptionally well served here, with an excellent choice of local schools nearby, including highly regarded primary, secondary and grammar options. The convenience of having strong educational facilities so close has been invaluable.

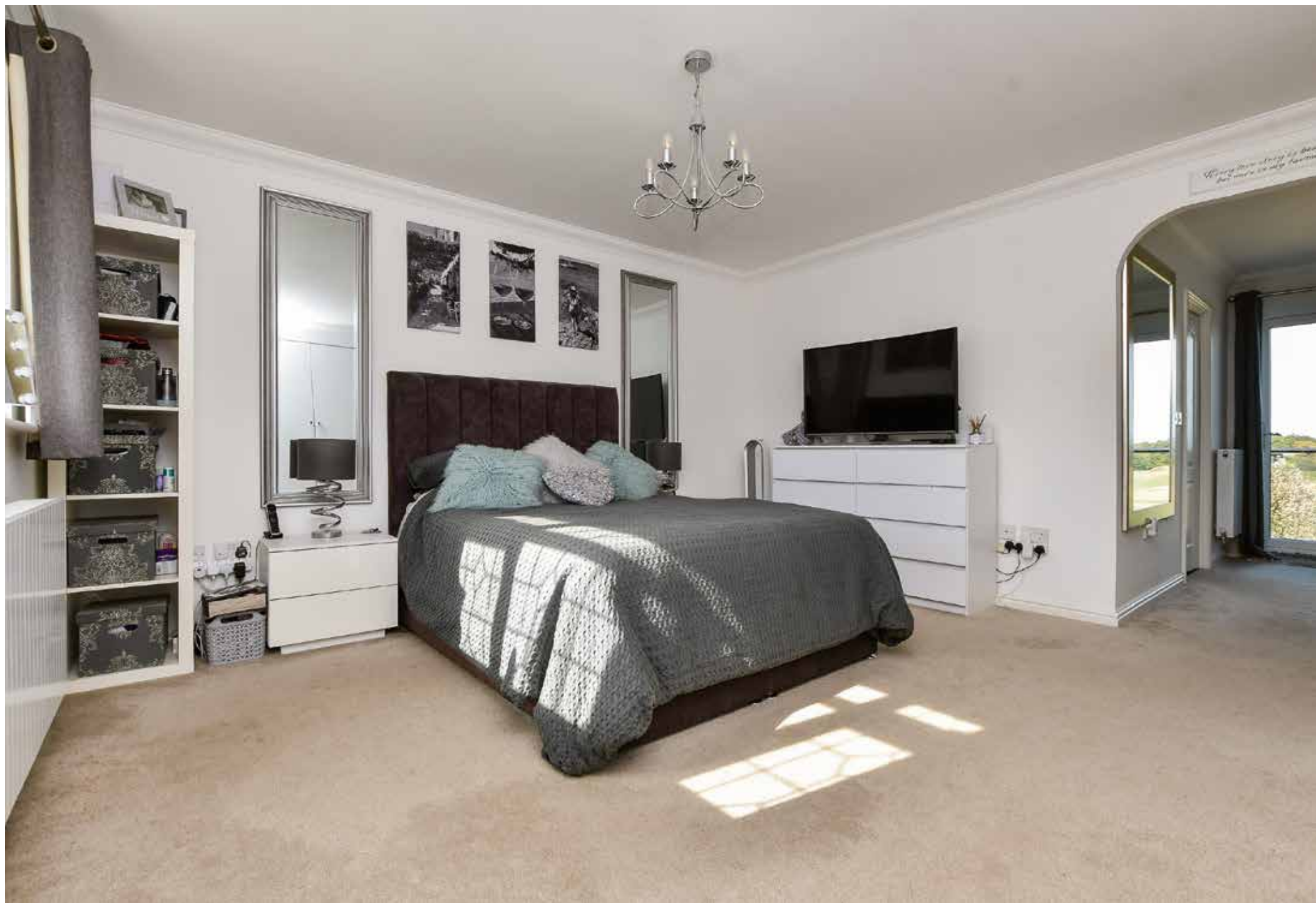
Travel connections are another major benefit. Broadstairs station provides direct links to London and the high speed service from either Broadstairs or Ramsgate makes commuting or visiting the capital remarkably straightforward. Whether travelling for work or leisure, the transport links have made coastal living feel perfectly connected.

For leisure, North Foreland Golf Club is just moments away, a prestigious clifftop course with sweeping sea views and a welcoming clubhouse. Having such a renowned club on the doorstep has added a wonderful dimension to life here.

Foreland Heights is a location that blends calm, coastal elegance with exceptional convenience. From beaches and schools to travel links and amenities, everything sits within easy reach, yet the setting retains a sense of privacy and space that is increasingly hard to find. It has been a privilege to call this part of Broadstairs home.\*

\* 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

|                     |           |
|---------------------|-----------|
| By Road:            |           |
| Broadstairs Station | 1.4 miles |
| Channel Tunnel      | 31 miles  |
| Dover Docks         | 24 miles  |
| Canterbury          | 22 miles  |
| Gatwick Airport     | 84 miles  |
| Charing Cross       | 81 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 |              |
| Elmwood Farm Riding Centre              |              |

### 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 Hadden Dene            | 01843 862991 |

|                               |              |
|-------------------------------|--------------|
| Secondary Schools:            |              |
| Charles Dickens               | 01843 862988 |
| St. George's                  | 01843 609000 |
| Dane Court Grammar            | 01843 864941 |
| Chatham and Clarendon Grammar | 01843 591075 |

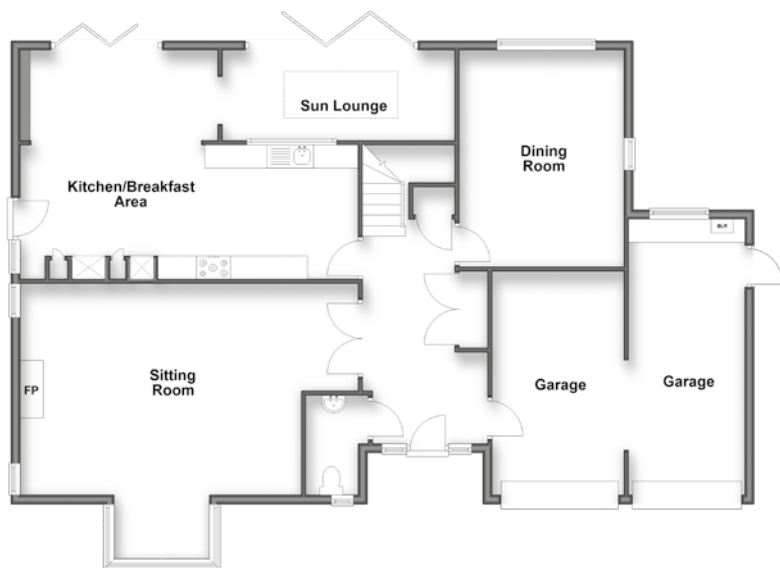
### Entertainment

|                                   |              |
|-----------------------------------|--------------|
| 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 |
| Charles Dickens pub               | 01843 603040 |
| Kebbels                           | 01843 319002 |
| Sardinia                          | 01843 602260 |

### 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 |
| Westwood Cross Shopping Centre  |              |

**Ground Floor**  
Approx. 140.5 sq. metres (1512.5 sq. feet)



## GROUND FLOOR

|                        |                                             |
|------------------------|---------------------------------------------|
| Entrance Hall          |                                             |
| Cloakroom              |                                             |
| Sitting Room           | 24'1 x 19'3 (7.35m x 5.87m)                 |
| Dining Room            | 15'4 x 11'8 (4.68m x 3.56m)                 |
| Kitchen/Breakfast Area | 24'1 maximum x 16'5 maximum (7.35m x 5.01m) |
| Sun Lounge             | 15'11 x 6'0 (4.85m x 1.83m)                 |

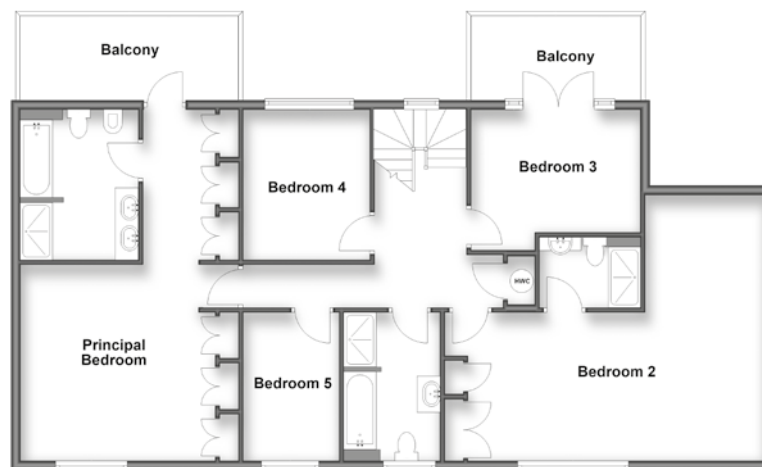
## FIRST FLOOR

|                           |                             |
|---------------------------|-----------------------------|
| Landing                   |                             |
| Bedroom 1                 | 14'1 x 13'1 (4.30m x 3.99m) |
| Dressing Area             | 10'9 x 4'3 (3.28m x 1.30m)  |
| En Suite Bath/Shower Room |                             |
| Balcony                   |                             |
| Bedroom 4                 | 10'9 x 8'10 (3.28m x 2.69m) |
| Bedroom 3                 | 11'10 x 8'7 (3.61m x 2.62m) |
| Balcony                   |                             |
| Bedroom 2                 | 22'8 x 18'8 (6.91m x 5.69m) |
| En Suite Shower Room      |                             |
| Family Bath/Shower Room   |                             |
| Bedroom 5                 | 10'9 x 6'11 (3.28m x 2.11m) |

## OUTSIDE

|               |                              |
|---------------|------------------------------|
| Rear Garden   |                              |
| Front Garden  |                              |
| Driveway      |                              |
| Double Garage | 19'6 x 17'10 (5.95m x 5.44m) |

**First Floor**  
Approx. 117.1 sq. metres (1260.4 sq. feet)  
(excluding Balcony, Balcony)



Council Tax Band: G  
Tenure: Freehold

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