



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

FINE & COUNTRY





Step inside

3 Ocean View

If you enjoy panoramic views across the sea then this delightful apartment could be the answer. It is one of just five high end apartments at Ocean View - a superb development on the clifftop at the Blue Flag Botany Bay with uninterrupted views across the sea. The first floor apartment has been built to an extremely high standard with top quality fixtures and fittings and is ideal if you are looking for an easy-to-manage permanent home or a 'lock up and go' weekend and holiday retreat. Alternatively, if you are considering a property investment, it would also be an excellent holiday let with all the tax advantages available.

The development is accessed via electronic gates that lead to a large block paved car park with two allocated spaces for each apartment. This provides access to the main entrance with a visual intercom entry system flanked by a communal wraparound front lawn and a covered patio. The main entrance door opens into a lobby with a communal lift and stairs that can take you to the first floor. If you take the stairs, you can enjoy the scenic vista from the large picture window on the first floor landing.

The apartment front door opens into the entrance hall with a storage cupboard and access to the very light and bright dual aspect Lounge/Diner/Kitchen. This includes a large picture window with wonderful views and patio doors to a front covered balcony providing a panoramic vista as well as a second set of patio doors that open onto the balcony overlooking the front garden. The kitchen includes high end storage units with stone worktops housing a Neff induction hob, oven, microwave, dishwasher and washer/dryer. There is a family bathroom and two double bedrooms including the guest room with patio doors to a covered balcony and the dual aspect main bedroom with an en suite shower room and patio doors to the balcony where you can sip your morning coffee enjoying the scenery.



Seller Insight

“ 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 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	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 Haddon Dene	01843 862991
St. Lawrence Junior	01843 572900
St George's Primary	01843 609000

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

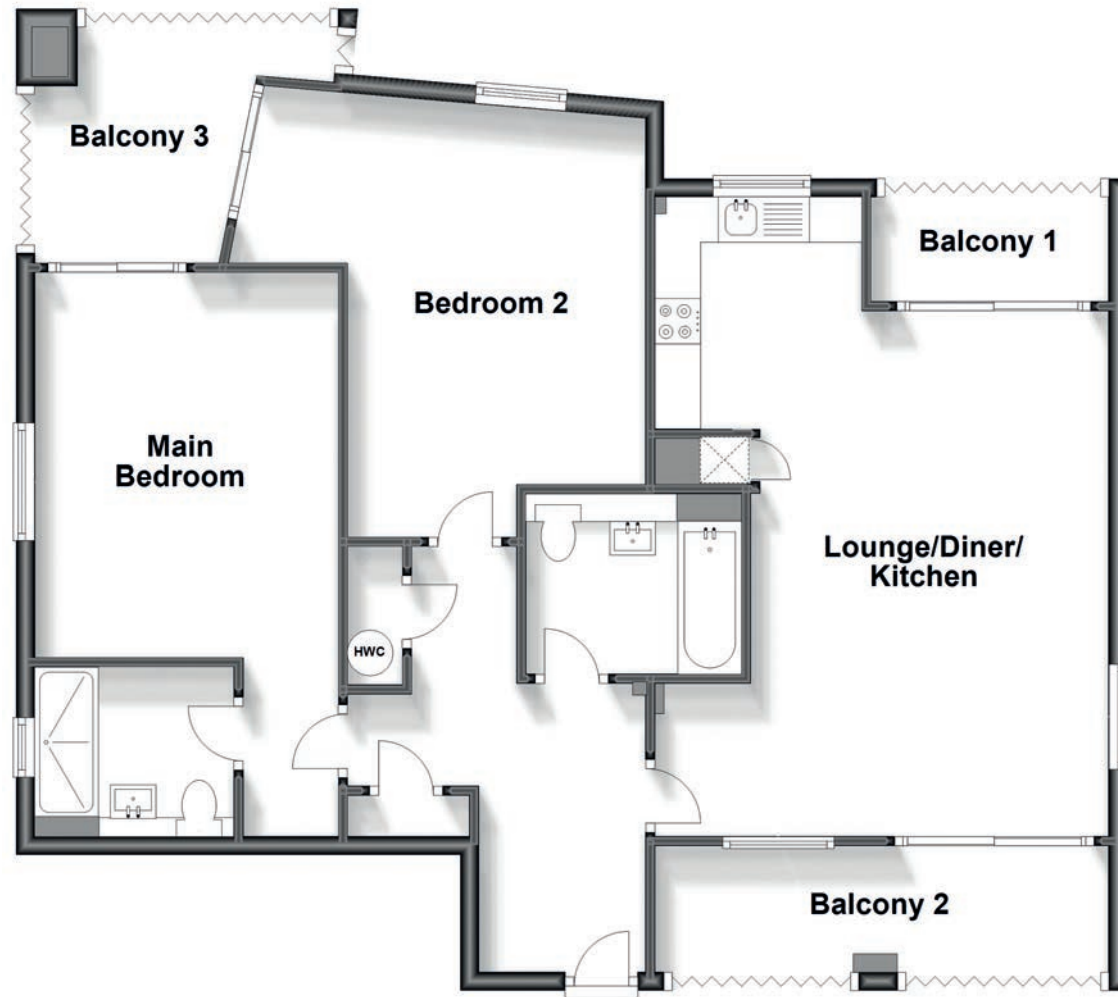
Theatre Royal	01843 293397
Sarah Thorne Theatre, Broadstairs	01843 863701
Vue Cinema Complex	0871 2240240
Palace Cinema	01843 865726
Tartar Frigate Restaurant	01843 862013
Botany Bay Hotel	01843 868641
Captain Digby	01843 867764
Wyatt and Jones	01843 865126

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

Approx. 85.0 sq. metres (914.6 sq. feet)



FIRST FLOOR

Entrance Hall	
Lounge/Diner/Kitchen	23'6 (7.17m) narrowing to 19'0 (5.80m) x 16'6 (5.03m)
Balcony 1	7'9 x 4'6 (2.36m x 1.37m)
Balcony 2	16'6 x 6'7 (5.03m x 2.01m)
Bathroom	7'11 x 6'7 (2.41m x 2.01m)
Bedroom 2	16'11 maximum x 15'8 maximum (5.16m x 4.78m)
Main Bedroom	14'8 x 11'3 (4.47m x 3.43m)
En Suite Shower Room	7'7 x 6'7 (2.31m x 2.01m)
Balcony 3	8'3 x 7'11 (2.52m x 2.41m)

OUTSIDE

Two Allocated Parking Spaces

£500,000

Council Tax Band: Pending

Tenure: Leasehold





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