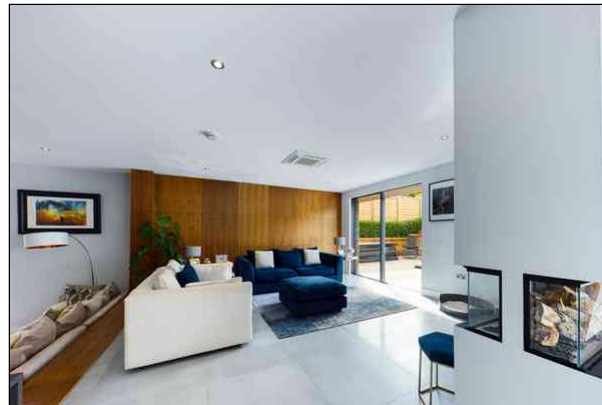


Terence Painter

ESTATE AGENTS

- Detached Four Double Bedroom Executive Home
- Private North Foreland Estate
- Luxuriously Appointed & Well Defined Open Plan Kitchen/Dining/Living Room
- Remainder of a 10 Year Building Warranty
- Four En-Suite Bedrooms Including a Master Bedroom Suite
- Spacious & Flexible Living Accommodation
- Balcony With Sea Views
- Finished To A Very High Specification
- Secure Gated Entrance
- Spa Pool, Hot Tub, Outside Showers & Toilet
- Large Secure Paved Driveway & Double Garage
- West Facing 73' Landscaped Rear Garden with Swim Spa & Hot Tub
- Stunning Bespoke Fitted Kitchen with Integrated Appliances
- Master Bedroom Suite with En-suite & Dressing Room
- Garden Room/Gym
- Ground Floor Cloak Room & Separate W.C
- Home Office & Utility Room
- Air Source Heat Pumps



Sila, North Foreland Avenue, Broadstairs, Kent. CT10 3QT.

Freehold £2,100,000

A TRULY STUNNING EXAMPLE OF MODERN ARCHITECTURE COMBINED WITH AN IDYLIC LOCATION TO CREATE A SPACIOUS FAMILY HOME WITH STUNNING SEA VIEWS, FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market is Sila, a unique extremely well proportioned family residence built in 2019 and is located on the gated North Foreland Private Estate; regarded as one of the most exclusive coastal residential areas in Broadstairs. The property is within easy access of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is approximately one mile distant and features an eclectic range of local shops, restaurants and bars together with its mainline train station with high speed services to London. The area also benefits from a wide range of highly regarded schools and, if you find yourself with some spare time, North Foreland Golf Club is located within half a mile of the property.

True attention to detail is evident throughout this impressive costal home, where carefully selected high-end materials such as Siberian Larch - from where the name Sila derives and oxidised steel complement each other whilst creating a striking impact.

The generous accommodation of this property is arranged over two floors comprising an impressive entrance hall that boasts a feature stone wall and a bespoke staircase to the first floor. From this impressive entrance hall there is access to a luxuriously appointed 43'8" kitchen/dining/family room, complementing utility room, home office, cloakroom/w.c and an inner lobby with a door to a cloak room and steps down to the double garage which the current vendors have set up as a home gym.

On the first floor the generously appointed master bedroom has a well fitted out walk-in dressing room, large picture window offering stunning sea views, access to the balcony and an elegant en-suite bathroom which features a large tiled shower cubicle, his and hers wash hand basins and a free standing bath. There are an additional three spacious double bedrooms all benefiting from individually styled en-suite shower rooms and bedrooms two and three also have walk-in wardrobes with bespoke fitted furniture. Both bedrooms to the rear of the property feature Juliet balconies and the bedroom to the front enjoys access to the balcony which offers delightful elevated sea views.

The gated driveway provides off street parking for several vehicles and leads to the double garage. The landscaped gardens are a particular feature and surround this magnificent home. The beautifully landscaped west facing rear garden measures in excess of 70' and benefits from a decked and paved terrace area immediately to the property with a spa pool inset. There are decked steps and bonded gravel walkways which extend to the rear of the garden which features a further decked seating area. The garden also features a hot tub with a surrounding seating area, showers and a garden room/gym which incorporates a w.c.

This property is available to view by appointment only so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

Ground Floor

Entrance

Access into the property is via an oversized pivoted double glazed front door with side light.

Entrance Hall

This welcoming entrance hall is open to the open plan kitchen/diner and boasts a feature stone wall, roof light, tiled flooring with under floor heating, down lights and doors leading off to the home office, cloak room/w.c and inner lobby area.

Inner Lobby

2.92m x 1.79m (9' 7" x 5' 10") There is a double glazed window to the side of the property, automatic down lights, glazed door to the cloakroom and steps down to the double garage.

Cloak Room

2.97m x 2.19m (9' 9" x 7' 2") There is a door to a walk in store cupboard which houses the boiler and electric consumer unit, automatic down lights and tiled flooring with under floor heating.

Double Garage/Home Gym

5.95m x 4.65m (19' 6" x 15' 3") The current vendors use this room as a home gym which features a double glazed window to the front of the property, extensive range of fitted storage cupboards to the rear wall with mirrored doors, remote activated roller style door, tiled flooring and down lights.

Home Office

4.25m x 2.25m (13' 11" x 7' 5") There is a double glazed window to the front of the property, air conditioning unit inset to the ceiling which heat and cool the room, down lights and tiled flooring with under floor heating.

Cloakroom/W.C

2.06m x 1.20m (6' 9" x 3' 11") There is a low level w.c, wash hand basin with mixer tap inset to a vanity unit, chrome towel radiator, automatic down light, extractor and fully tiled walls and flooring with under floor heating.

Open Plan Kitchen/Diner

7.53m x 4.81m (24' 8" x 15' 9") This room is partially open to the living room.

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Kitchen

This stunning bespoke fitted kitchen comprises an extensive range of handleless wall, base and drawer units with a range of integrated 'Siemens' appliances including two electric ovens/grills, microwave and a dishwasher. There is space an plumbing for an American style fridge/freezer and a stainless steel sink unit inset to zinc worktops. This kitchen also features a large island unit with a 'Siemens' induction hob with built in extractor inset to zinc worktop, wine fridge and at either end are breakfast bar areas with moulded Corian worktop. There is a door which complements the kitchen units providing access to the utility room, pendant lights over the island unit, down lights, tiled flooring with under floor heating and sliding double glazed doors to the garden.

Utility Room

3.00m x 2.46m (9' 10" x 8' 1") There is a glazed door to the side of the property, range of fitted wall and base units with space an plumbing for a washing machine and tumble dryer, built in storage cupboard, stainless steel sink unit inset to work tops, Corian splash back, down lights and tiled flooring with under floor heating.

Dining Area

The dining area is open to the kitchen and partially open to the living room area. There is a bespoke wooden staircase to the first floor with a glass balustrade and wooden handrails, feature double sided gas fireplace which is also serves the living room, double glazed sliding doors to the garden, air condition unit inset to the ceiling which heats and cools the room, tiled flooring with under floor heating and down lights.

Lounge

4.92m x 4.87m (16' 2" x 16' 0") There are double glazed sliding doors to the rear which open up to the garden, feature wooden panelled wall, contemporary style gas fireplace, down lights, air condition unit inset to the ceiling which heats and cools the room and tiled flooring with under floor heating. There are wooden steps down to the second lounge area.

Second Lounge

6.02m x 4.86m (19' 9" x 15' 11") There is a double glazed window to the side of the property, carpet flooring with underfloor heating, air conditioning unit inset to the ceiling which heats and cools the room and down lights.

First Floor

Landing

This is a split level landing with a large double glazed window to the front of the property offering sea views, feature stone wall, carpet flooring, walk in linen/storage cupboard and doors leading off to the bedrooms.

Master Bedroom

5.06m x 4.18m (16' 7" x 13' 9") These measurements do not include the walk way into the room which features doors to the dressing room and en-suite bathroom. This stunning bright and airy bedroom boasts a large floor to ceiling picture window to the front of the property with sea views, double glazed window to the side and a glazed door to the balcony. There is an air conditioning unit inset to the ceiling which heats and cools the room, down lights and carpet flooring.

Master Bedroom Dressing Room

3.85m x 2.37m (12' 8" x 7' 9") This room is fitted floor to ceiling with bespoke furniture and features down lights and carpet flooring.

Master Bedroom En-Suite Bathroom

4.83m x 2.64m (15' 10" x 8' 8") This well appointed room features a large double glazed window to the rear of the property, freestanding bath with a floor mounted tap with hand shower attachment, fully tiled double shower with a fixed rain style mixer shower with a separate hand shower attachment, low level w.c and double moulded Corian sinks with mixer taps inset to a vanity unit. There are two chrome ladder style towel radiators, down lights, wall light, and fully tiled walls and flooring with under floor heating.

Bedroom Two

3.68m x 3.19m (12' 1" x 10' 6") There are sliding double glazed doors which open to the balcony, tiled flooring, down lights, feature ceiling lighting, air conditioning unit inset to the ceiling which heats and cools the room and doors leading off to the en-suite shower room and walk in wardrobe.

Bedroom Two En-Suite Shower Room

2.32m x 1.98m (7' 7" x 6' 6") There is a roof light, double shower cubicle with a rain style mixer shower with a hand shower attachment, low level w.c, wash hand basin inset to a vanity unit with an illuminated mirror over, ladder style towel radiator, down lights, extractor, tiled wall and flooring with under floor heating.

Bedroom Two Walk-In Wardrobe

2.04m x 1.99m (6' 8" x 6' 6") There is a range of bespoke fitted furniture, automatic down lights and tiled flooring.

Bedroom Three

4.74m x 3.70m (15' 7" x 12' 2") There are sliding double glazed doors which open to a Juliet balcony, tiled flooring with, down lights, feature ceiling lighting, air conditioning unit inset to the ceiling which heats and cools the room and doors leading off to the en-suite shower room and walk in wardrobe.

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Bedroom Three En-Suite Shower Room

2.30m x 1.99m (7' 7" x 6' 6") There is a roof light, double shower cubicle with a rain style mixer shower with a hand shower attachment, low level w.c, wash hand basin inset to a vanity unit with an illuminated mirror over, ladder style towel radiator, down lights, extractor, tiled wall and flooring with under floor heating.

Bedroom Three Walk-In Wardrobe

2.03m x 2.03m (6' 8" x 6' 8") There is a range of bespoke fitted furniture, automatic down lights and tiled flooring.

Bedroom Four

3.68m x 3.19m (12' 1" x 10' 6") There are sliding double glazed doors which open to a Juliet balcony, carpet flooring, air conditioning unit inset to the ceiling which heat and cool the room, down lights and a door leading off to the en-suite shower room.

Bedroom Four En-Suite Shower Room

3.68m x 1.60m (12' 1" x 5' 3") There is a roof light, double shower cubicle with a rain style mixer shower with a hand shower attachment, low level w.c, wash hand basin inset to a vanity unit, chrome ladder style towel radiator, down lights, extractor, tiled wall and flooring with under floor heating.

Balcony

9.28m x 1.63m (30' 5" x 5' 4") This balcony offers stunning elevated sea views and can be accessed via the master bedroom or bedroom two. There is composite decked flooring, lighting and a feature glazed floor down to the entrance hall.

Walk in Linen/Storage Cupboard

3.19m x 1.45m (10' 6" x 4' 9") There is fitted shelving, down lights and carpet flooring.

Exterior

Rear Garden

22.45m x 22m (73' 8" x 72' 2") This stunning and beautifully kept west facing rear garden features a paved and composite decked terrace area immediately to the property with a spa swimming pool inset. There are decked steps and resin pathways that leads up to the rear of the garden where there is a further composite decked seating area.

There is a garden room/gym which incorporates a w.c and outside showers, hot tub with surrounding fitted seating, lawned garden areas and well stocked raised flower beds with a wide range of trees, hedges and planting. There is access to both sides of the property and feature lighting.

Garden Room/Gym

3.73m x 2.95m (12' 3" x 9' 8") There are double glazed French doors, built in shelving and down lights.

Garden W.C

3.37m x 0.98m (11' 1" x 3' 3") There is a low level w.c, wash hand basin inset to a vanity unit and down lights.

Parking & Garage


To the front of the property are remote activated gates to a large resin driveway which provides ample off street parking and access to the double garage. There is access to both sides of the property



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Viewing strictly by prior appointment with the Selling Agents
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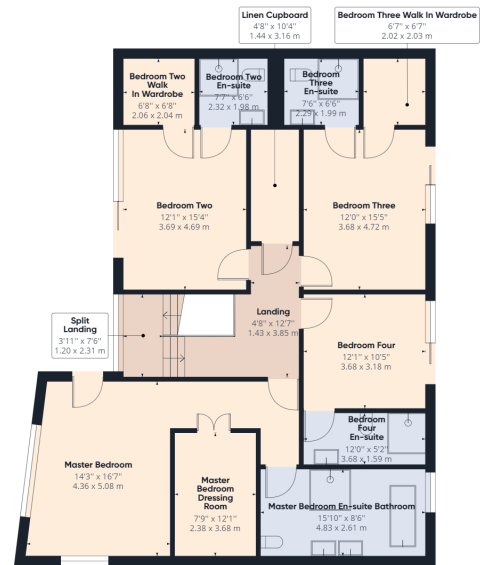
Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

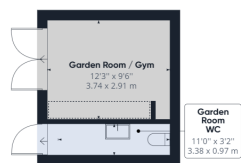
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3480.39 ft²

323.34 m²

Reduced headroom

18.58 ft²

1.73 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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