



**miles&barr**

LAND & NEW HOMES

# SOUTH CLIFF PLACE

An exclusive new development in *Broadstairs, Kent*

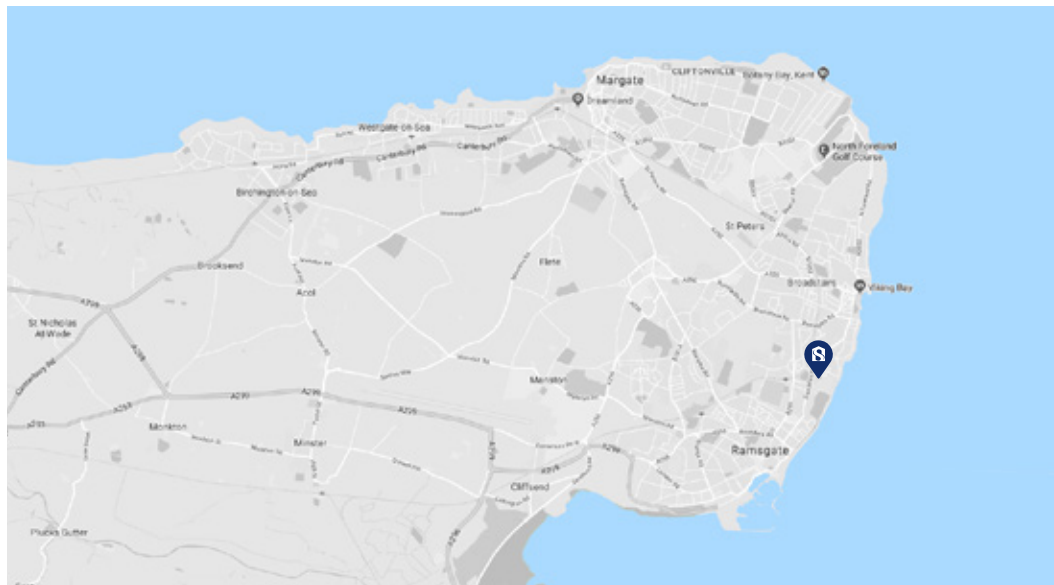


# A PLACE TO RELAX AND UNWIND

Stunning walks & beautiful views along  
the Kentish coast, right at your doorstep.

# BEAUTIFULLY PICTURESQUE

South Cliff Place is a new development of 28 luxury family homes located in the picturesque coastal town of Broadstairs.





# LOCATION DETAILS

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## SOUTH CLIFF PLACE

South Cliff Place is located in the sought-after coastal town of Broadstairs, between the historic Royal Harbour town of Ramsgate and creative hotspot, Margate. The development is ideally situated in a peaceful cul-de-sac, in close proximity to popular local schools, unique retail outlets and idyllic beaches.

## THE LOCAL AREA

Nearby Westwood Cross Shopping Centre provides excellent retail and leisure facilities, including a multiplex cinema and casino. Further afield, the historic Cathedral City of Canterbury offers a variety of high street favourites and established independent shops, restaurants and bars.

Investment in transport links here in recent years, means the town is easily accessed by road and rail. Broadstairs and other nearby rail stations are serviced by High Speed 1, arriving at London St Pancras in just 1hr 22 mins.



## COASTAL TOWN **BROADSTAIRS**

Brimming with seaside charm, Broadstairs boasts a variety of sandy beaches and bays, with a vibrant High Street full of independent shops and eateries. Retro ice cream parlours sit alongside contemporary art galleries, creating a unique blend of old and new. The town plays host to a number of Kent's most anticipated events, from the Dickens' Festival to Broadstairs Folk Week and the annual Food Festival.





# THE DEVELOPMENT SOUTH CLIFF PLACE

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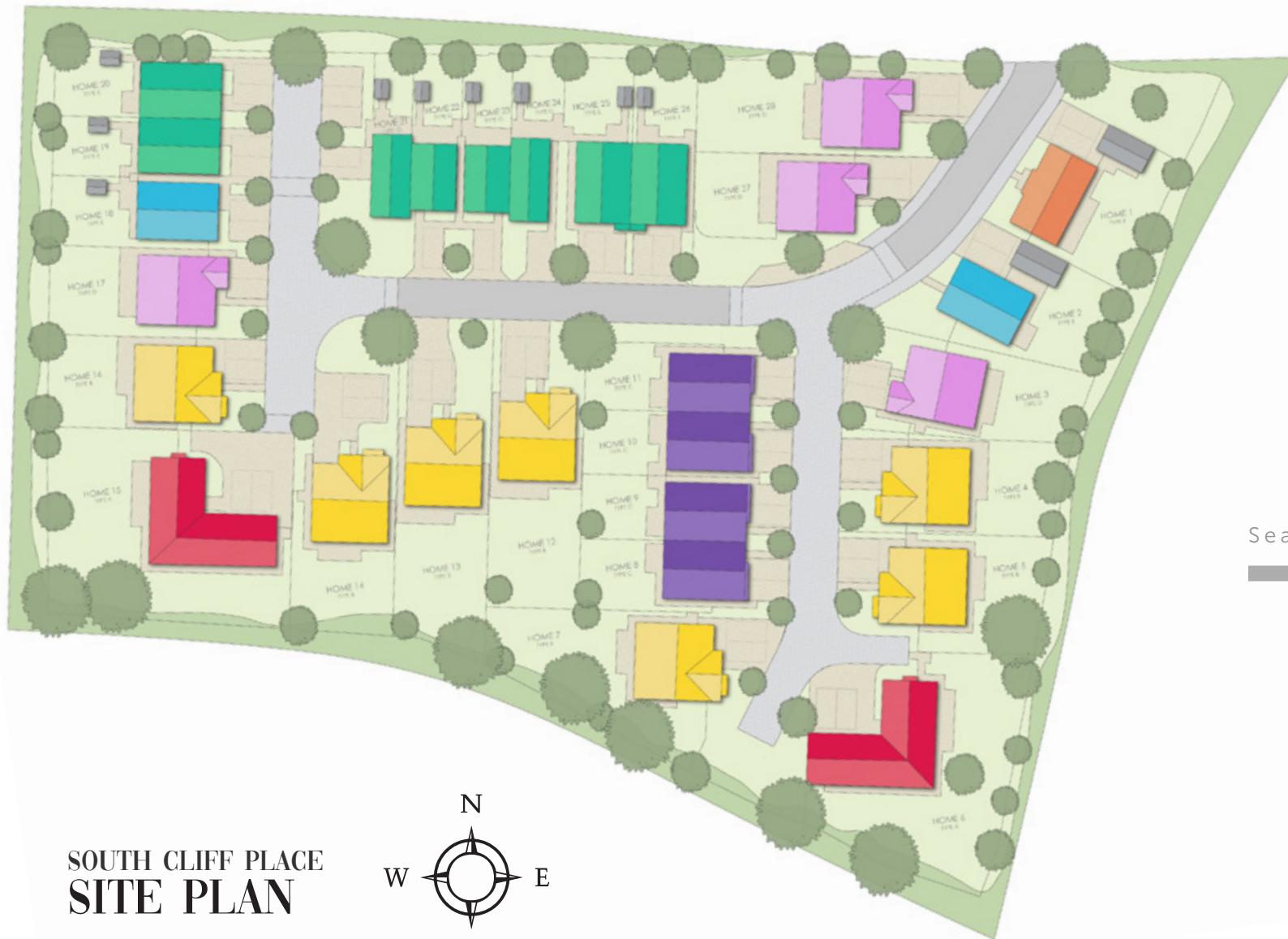
Located a stone's throw from some of the South East's most breathtaking beaches, South Cliff Place features 28, three-, four- and five-bedroom luxury family homes, situated in a peaceful cul-de-sac.



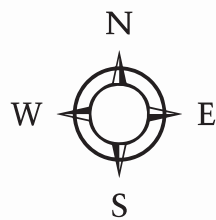
## DESIGNED TO THE HIGHEST STANDARDS

Inspired by the weatherboard style of New England coastal property, these luxury homes combine traditional style with the highest quality modern specification. Sunningdale's Gold Standard Specification is delivered by skilled local craftsmen and features spacious, contemporary living with beautifully-designed, fully integrated kitchens and stylish bathrooms. Every home will feature large, gardens and off-street parking, with single or double garages available on selected plots.







**SOUTH CLIFF PLACE  
SITE PLAN**




## SOUTH CLIFF PLACE SCHEDULE


### 3 BEDROOM HOMES

	The Esplanade	120m <sup>2</sup> / 1293ft <sup>2</sup>	<b>PLOTS - 2 , 18</b>
	The South Cliff	121m <sup>2</sup> / 1304ft <sup>2</sup>	<b>PLOTS - 1</b>

### 4 BEDROOM HOMES

	Seven Stones	155m <sup>2</sup> / 1669ft <sup>2</sup>	<b>PLOTS - 4, 5, 7, 12, 13, 14, 16</b>
	The Seapoint	168m <sup>2</sup> / 1816ft <sup>2</sup>	<b>PLOTS - 8, 9, 10, 11</b>
	The Promenade	132m <sup>2</sup> / 1421ft <sup>2</sup>	<b>PLOTS - 3, 17, 27, 28</b>

### 5 BEDROOM HOMES

	The Seacroft	255m <sup>2</sup> / 2753ft <sup>2</sup>	<b>PLOTS - 6, 15</b>
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### AFFORDABLE HOMES

			<b>PLOTS - 19, 20, 21, 22, 23, 24, 25, 26</b>
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## THE ESPLANADE

Three-bedroom detached family home offering open plan kitchen/diner, separate lounge, family bathroom, en suite to master bedroom and detached garage.

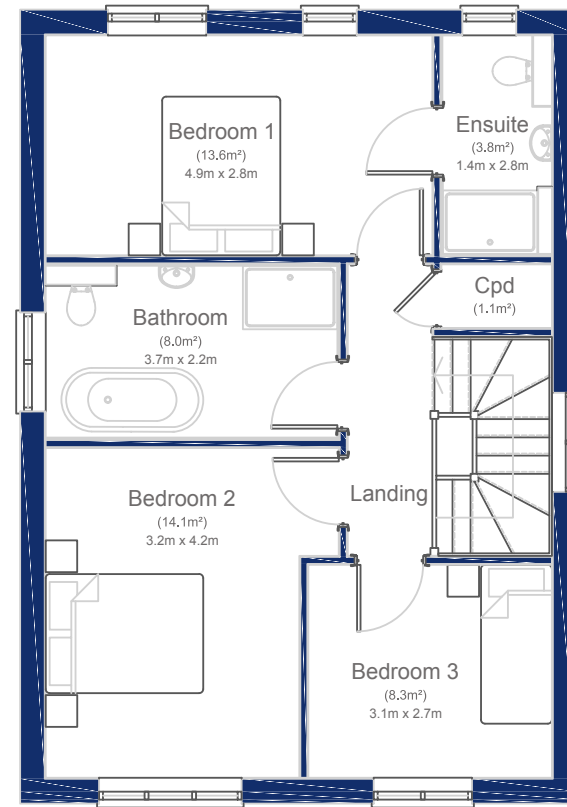
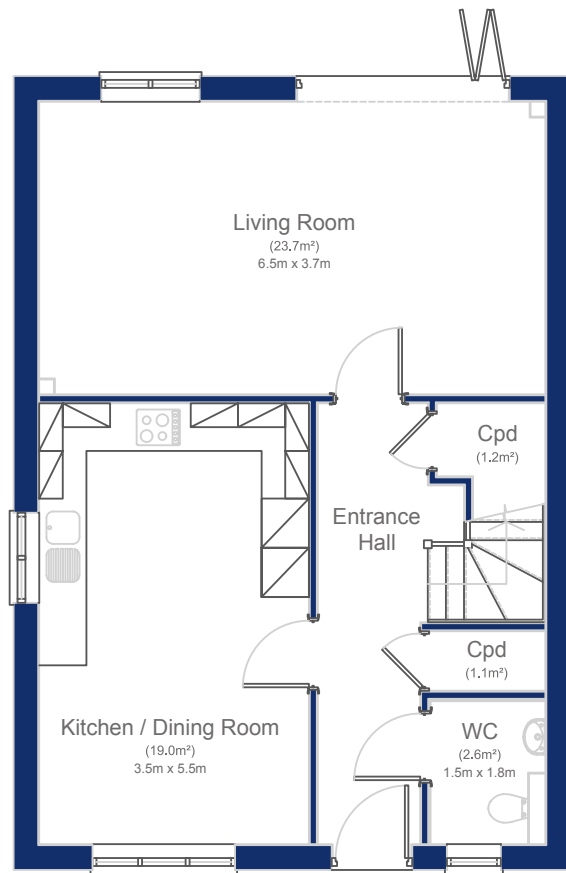
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PLOTS - 2 , 18

BEDROOMS: **3**  
RECEPTIONS: **2**  
BATHROOMS: **2**  
PARKING: **2**

120m<sup>2</sup>

1293ft<sup>2</sup>



## GROUND FLOOR

Kitchen/Dining Room    5.5m x 3.5m / 18' x 11' 5"  
 Living Room            6.5m x 3.7m / 21' 3" x 12' 1"

## FIRST FLOOR

Master Bedroom        5.1m x 2.8m / 16' 7" x 9' 2"  
 Bedroom 2             4.2m x 3.2m / 13' 8" x 10' 5"  
 Bedroom 3             3.1m x 2.7m / 10' 2" x 8' 9"



## THE SOUTH CLIFF

A one-of-a-kind, three-bedroom detached family home with spacious kitchen/diner, separate lounge, en suite to master bedroom and detached garage.

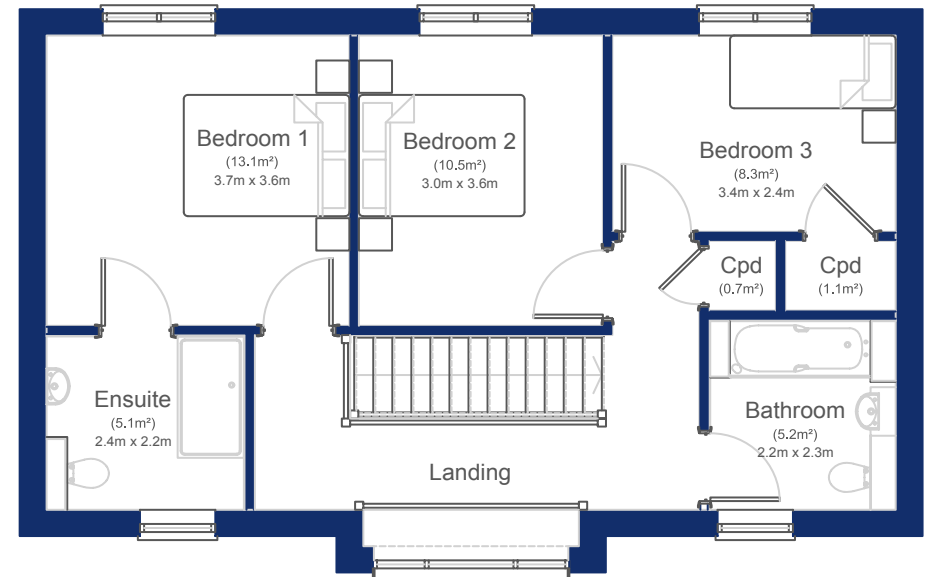
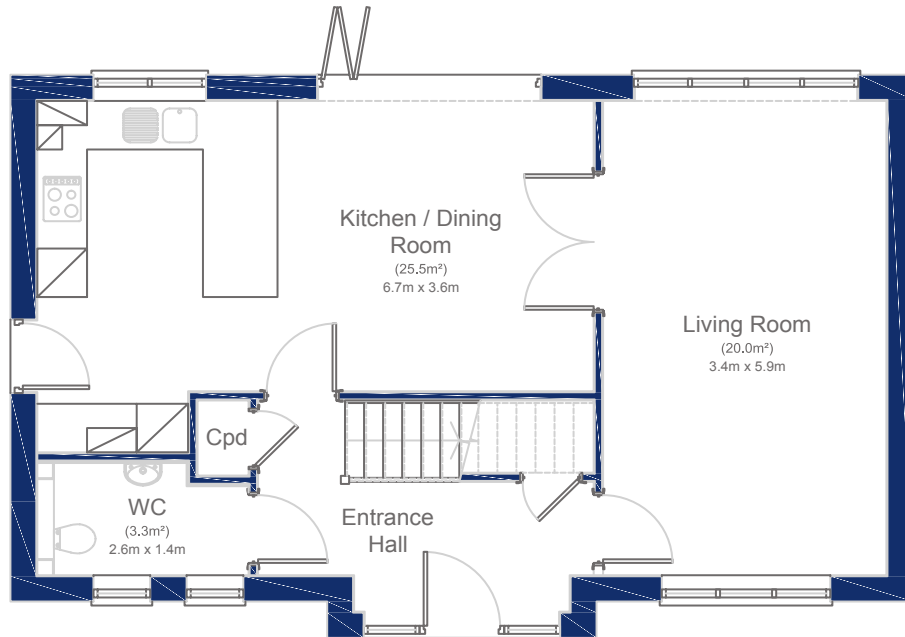
DETACHED

PLOTS - 1

BEDROOMS: **3**  
RECEPTIONS: **2**  
BATHROOMS: **2**  
PARKING: **2**

121m<sup>2</sup>

1304ft<sup>2</sup>



## GROUND FLOOR

Kitchen/Dining Room	6.7m x 3.6m / 21' 10" x 11' 8"
Living Room	5.9m x 3.4m / 19' 4" x 11' 2"

## FIRST FLOOR

Master Bedroom	3.7m x 3.6m / 12' 1" x 11' 8"
Bedroom 2	3.6m x 3.0m / 11' 8" x 9' 8"
Bedroom 3	3.4m x 2.4m / 11' 2" x 7' 9"



## THE PROMENADE

Four-bedroom detached home with open plan kitchen/dining area and lounge, en suite and dressing area to master bedroom and integral garage.

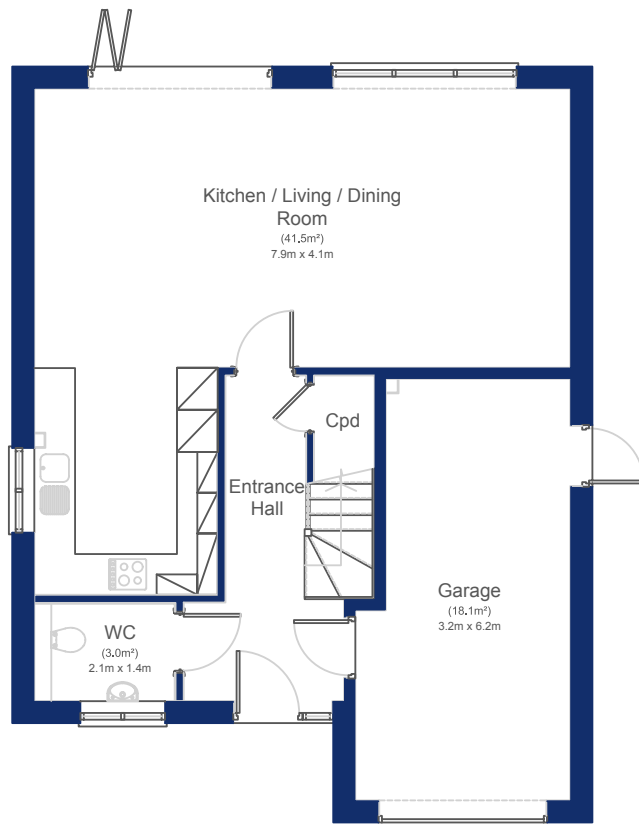
DETACHED

**PLOTS** - 3, 17, 27, 28

BEDROOMS: **4**  
RECEPTIONS: **1**  
BATHROOMS: **2**  
PARKING: **2**

132m<sup>2</sup>

1421ft<sup>2</sup>



## GROUND FLOOR

Kitchen / Living /  
Dining Room

7.9m x 7.4m / 25' 9" x 24' 3"  
(Maximum size)

## FIRST FLOOR

Master Bedroom  
(Plus additional dressing area)

5.1m x 3.9m / 16' 7" x 12' 8"

Bedroom 2

3.9m x 3.0m / 12' 8" x 9' 8"

Bedroom 3

3.9m x 3.0m / 12' 8" x 9' 8"

Bedroom 4

3.2m x 2.7m / 10' 5" x 8' 9"



## SEVEN STONES

Four-bedroom detached family homes with spacious open plan kitchen/diner, separate lounge, utility room, en suite and integral garage.

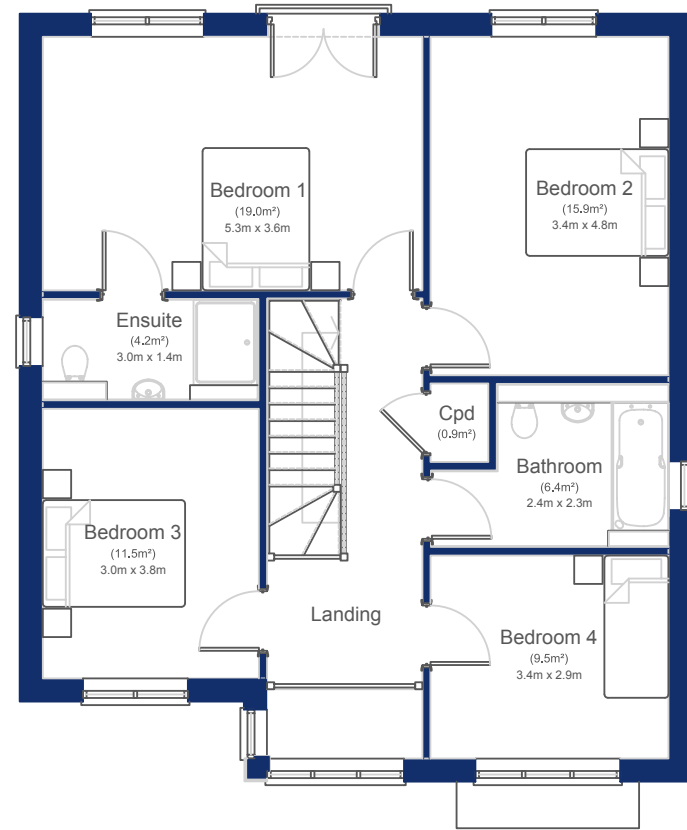
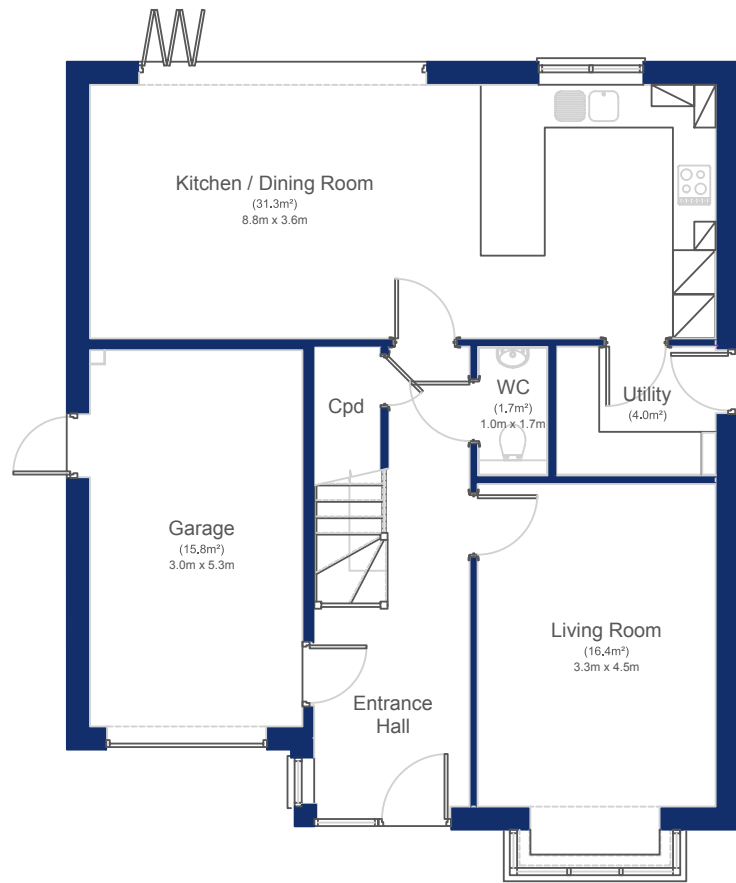
DETACHED

**PLOTS** - 4, 5, 7, 12, 13, 14, 16

BEDROOMS: **4**  
RECEPTIONS: **2**  
BATHROOMS: **2**  
PARKING: **2**

155m<sup>2</sup>

1669ft<sup>2</sup>



## GROUND FLOOR

Kitchen 8.8m x 3.6m / 28' 9" x 11' 8"  
 Living Room 3.5m x 3.3m / 11' 5" x 10' 8"

## FIRST FLOOR

Master Bedroom 5.3m x 3.5m / 17' 4" x 11' 5"  
 Bedroom 2 4.7m x 3.3m / 15' 4" x 10' 8"  
 Bedroom 3 3.8m x 3.0m / 12' 5" x 9' 8"  
 Bedroom 4 3.3m x 2.9m / 10' 8" x 9' 5"



## THE SEAPOINT

Four-bedroom, semi-detached townhouse with spacious kitchen/diner, separate lounge, utility room, en suite and integral garage.

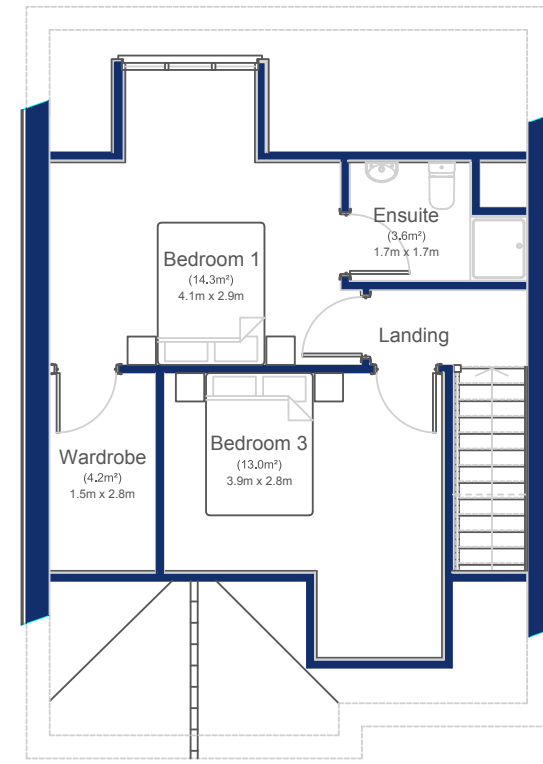
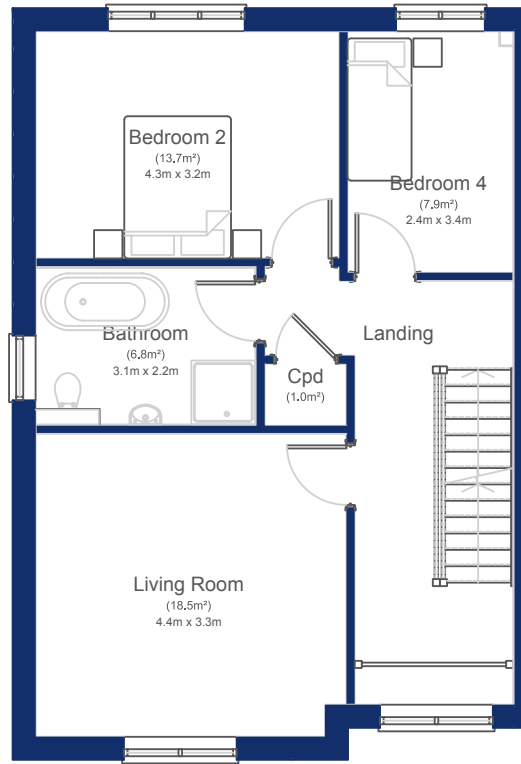
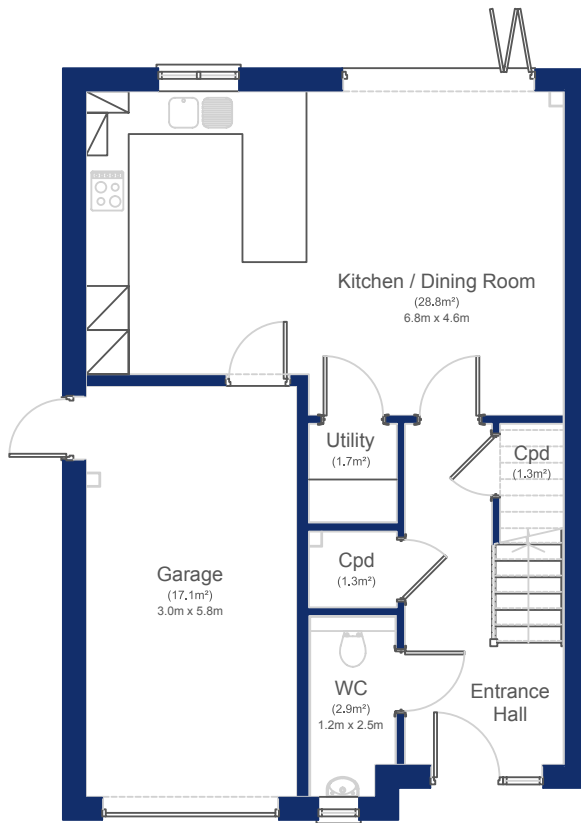
SEMI - DETACHED

LOTS - 8, 9, 10, 11

BEDROOMS: 4  
RECEPTIONS: 2  
BATHROOMS: 2  
PARKING: 2

168m<sup>2</sup>

1816ft<sup>2</sup>



## GROUND FLOOR

Kitchen                      6.8m x 4.6m /  
22' 3" x 15' 9"

## FIRST FLOOR

Lounge                      4.4m x 4.3m /  
14' 4" x 14' 1"

Bedroom 2                    4.3m x 3.4m /  
14' 1" x 11' 2"

Bedroom 4                    3.4m x 2.3m /  
11' 2" x 7' 6"

## SECOND FLOOR

Master Bedroom            4.1m x 3.0m /  
13' 4" x 9' 8"

Bedroom 3                    4.0m x 2.8m /  
13' 1" x 9' 2"



## THE SEACROFT

Five-bedroom detached family home with spacious kitchen/diner, separate lounge, study, utility room, two en suites and integral double garage.

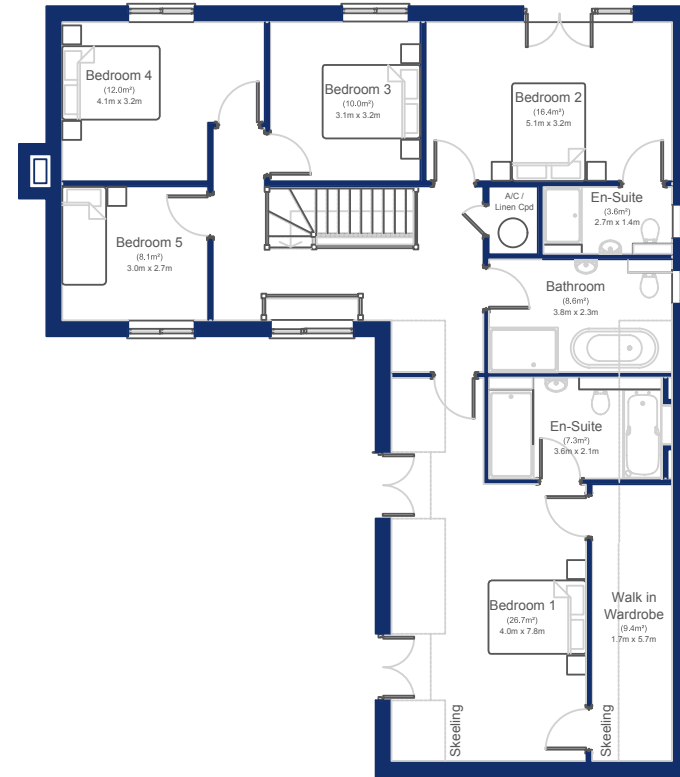
DETACHED

LOTS - 6, 15

BEDROOMS: **5**  
RECEPTIONS: **3**  
BATHROOMS: **3**  
PARKING: **4+**

255m<sup>2</sup>

2753ft<sup>2</sup>



## GROUND FLOOR

Kitchen	4.7m x 3.8m / 15' 4" x 12' 5"
Living Room	4.5m x 3.2m / 14' 8" x 10' 5"
Dining area	6.1m x 4.1m / 20' x 13' 4"
Lounge Study	3.8m x 2.7m / 12' 5" x 8' 9"

## FIRST FLOOR

Master Bedroom	8.0m x 5.7m / 26' 3" x 18' 7"
Bedroom 2	5.0m x 3.2m / 16' 4" x 10' 5"
Bedroom 3	3.2m x 3.0m / 10' 5" x 9' 8"
Bedroom 4	4.1m x 3.2m / 13' 4" x 10' 5"
Bedroom 5	3.0m x 2.7m / 9' 8" x 8' 9"

# SUNNINGDALE GOLD STANDARD SPECIFICATION

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## KITCHEN

- Comprehensive range of fitted base and wall units with stone or laminate worktops and splashbacks
- High specification fully integrated appliances to all units
- Utility rooms where applicable will have fitted base and wall units, laminate work tops, stainless steel sinks and washing machine plus tumble dryer
- LVT vinyl flooring

## ELECTRICAL MEDIA

- Low energy lighting throughout, including recessed down lighting and pelmet lights
- TV points to living rooms with hard wiring for Sky and BT points to selected rooms

## BATHROOM

- LVT vinyl flooring to bathroom and en-suites
- Contemporary white sanitaryware with chrome fittings and mixer taps
- Chrome heated towel rails
- Shaver sockets to bathrooms and en-suites
- Localised wall tiling to the bathroom and en-suites

## CENTRAL HEATING HOT WATER

- Efficient gas-fired central heating systems via thermostatic radiators and either combination boiler system, or pressurised hot water cylinder system

## SECURITY

- Intruder alarm system with zoned PIR
- Double glazed windows and multi-point locking doors
- Lighting to external doors
- Mains-operated smoke detectors

## EXTERNAL

- Turfed gardens to the front and rear
- Paved patio area to rear garden
- External tap provided
- Hard surfaced parking areas
- Internal power and lighting to garages
- Electric garage door openers

## FINISHES

- High quality internal doors with satin chrome ironmongery
- Aluminium Bi-folding doors to selected plots
- Brilliant white paint to woodwork
- Floor coverings throughout

## CUSTOMER CARE

- 10 year LABC Warranty
- 1 year Sunningdale House Developments Ltd Customer Care Warranty



**South Cliff Place**  
SAT NAV POSTCODE: **CT10 1RX**

Follow the A299 Thanet Way to Broadstairs, then at the roundabout take the A255 East and follow for approximately 2 miles. Take right to Thanet Road, then left onto Dumpton Park Drive. Follow until you reach Holy Trinity C of E School and turn right on to Cliffside Drive. Follow signage for South Cliff Place.



For further information and to arrange a viewing, please contact Land & New Homes

[landandnewhomes@milesandbarr.co.uk](mailto:landandnewhomes@milesandbarr.co.uk) | 01304 273 340