

A large, powerful ocean wave with a white, brush-stroke style 'SURF' text overlay. The wave is a deep teal color, curling over. The sky is a pale, overcast blue. The text 'SURF' is written in a thick, white, brush-stroke font, with visible bristles and a slightly irregular, hand-painted appearance. The letters are bold and blocky, with the 'S' and 'R' having a rounded, cursive-like feel. The 'U' is a simple, rounded shape. The 'F' is a simple, blocky letter with a horizontal top bar and a vertical stem. The text is centered horizontally across the middle of the wave.

SURF

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An exciting development of 7 apartments on the privately gated North Foreland Estate in Broadstairs. A rare opportunity to find a unique sea facing apartment within walking distance of 2 of the best bays in this part of Kent ; Joss Bay and Viking Bay - Both popular beaches for various activities such as surfing, sailing, paddleboarding and good old fashioned rock-pooling.

Each apartment has either a terrace or balcony, 2 bedrooms and secure underground parking. The Penthouse has a large 1000ft² balcony and 3 bedrooms plus a hidden study and exclusive lift access into the apartment. There is also access to private stairs that bring you onto the North Foreland Estate Beach ... a peaceful sanctuary.



SURF

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Coastal view of SURF

Broadstairs has long been a destination for holiday makers, beach lovers and more so recently as a perfect location to settle for many who are finding its' charm and accessibility irresistible. History permeates the winding

streets and flint walled gardens with references to Charles Dickens who lived and wrote in Broadstairs for much of his life, whilst new faces and businesses continue to breathe new life and possibilities into this corner of the county that is often underestimated.

Proximity to the ever growing arts scene in Margate, and the newly bubbling music scene in Ramsgate - Broadstairs is the perfect base to dip into all aspects of life in the Isle with access available either on foot, bicycle, bus, train or on the water! Jet-ski's buzz

along the coastline on hot sunny days offering a strange juxtaposition to the tranquillity of the paddle-boarders that seem to glide in total silence. Surf School is ever popular on Joss Bay where youngsters rub shoulders with the older generations who appreciate

the healing properties of the sea and rediscovering their youth. Not forgetting the countryside away from the Coast, you can find easy access to many beautiful idyllic Kentish villages and the historic City of Canterbury, the shopping hubs

at Bluewater and Ashford, and only 45 minutes' drive to the Eurotunnel should you wish to hop on a train to France and beyond. Trains to London are now on the Hi-Speed line via Ebbsfleet to Kings Cross St Pancras in 1h 22 mins.



Chalk arch in Kingsgate Bay



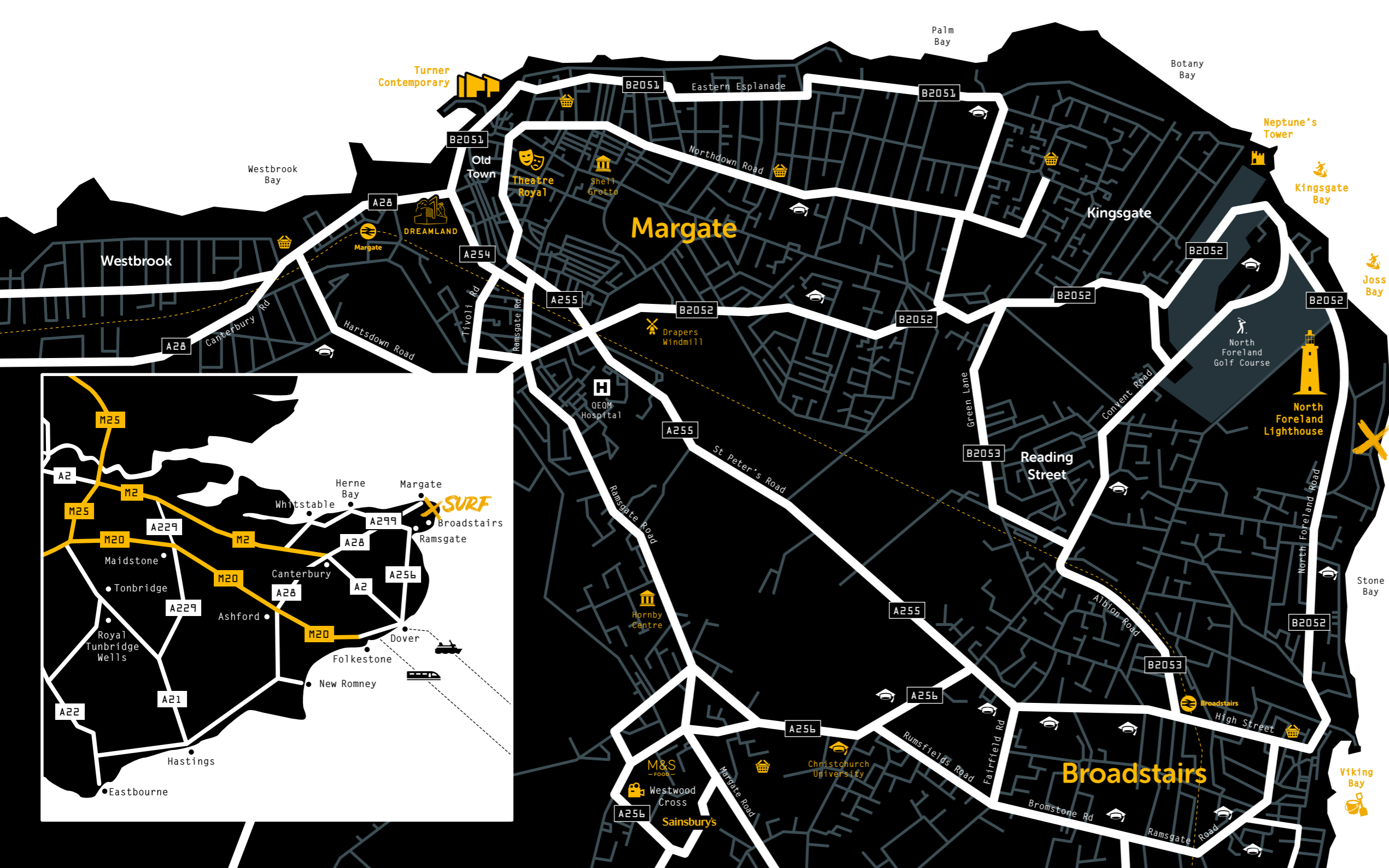


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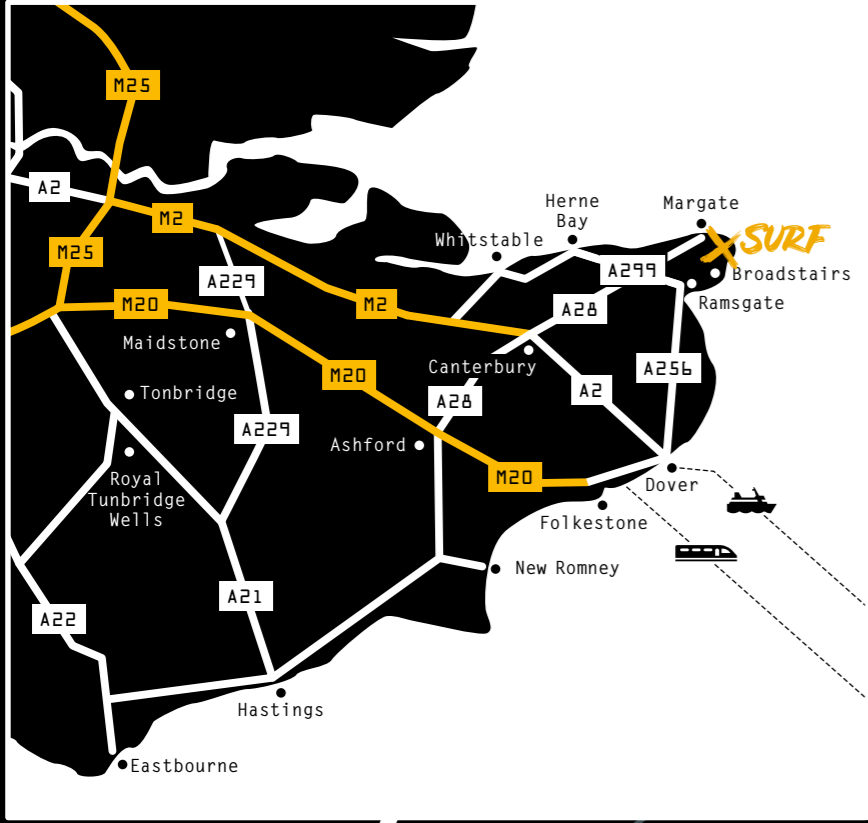
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Broadstairs is situated in between Margate and Ramsgate on the Thanet Coast.

15 minutes' drive brings you to the A299 which then becomes the M2 towards London or the A256 towards Dover and onwards to Folkestone. Regional train services link the town to many branches towards London, Dover, Folkestone, Canterbury & Ashford. A loop bus service links all the towns in the region.



There are 7 apartments available, 3 on the ground and first floors and a large penthouse on the second floor.

Six of the apartments will offer approximately 1180 - 1200sqft two bedrooms, large open plan living space, first class kitchens with separate utility rooms and uninterrupted sea views from a private balcony.

The Penthouse will have 2400sqft habitable space that is arranged as a huge open plan living area facing the sea, with 3 double bedrooms (2 ensuite) plus a utility room and hidden study.

All apartments will have 2 allocated secure underground parking spaces and access to unallocated visitors spaces to welcome your guests.

Rear view of SURF
taken from road.





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SPEC

Interiors from some of our previous schemes!



Building Guarantee

- Each House comes with its own 10 year building guarantee from BLP Secure Plus

Kitchens / Utility

- German Kitchens supplied by Smallbone (Broadstairs)
- Siemens appliances
- Combination oven
- Single oven
- Induction hob
- Integrated dishwasher
- Integrated fridge freezer
- Silestone or corian work surface
- Blanco sink + tap
- Plumbing for washing machine

Bathrooms

- White sanitary ware
- Localised tiling
- Heated towel radiators
- Fitted mirrors

Finishes

- Walls to be Dulux matt brilliant white finish
- Woodwork to be Dulux white soft sheen

- White finished flush doors to be painted white soft sheen
- Brushed stainless steel door furniture and switches/light fittings

Flooring

- Ground floor apartments will have polished concrete flooring throughout
- Moduleo flooring laid in herringbone to all other floor areas

Windows & External Doors

- All windows and door sets (excluding front door) will be powder coated aluminium, all with security locks.

Parking

- Each apartment has 2 allocated parking spaces in the underground secure car park and access to visitors car parking spaces in spaces outside the building

Heating

- Apartments 1,3,4,6&7 will have gas central heating throughout with combination boiler. Apartments 2&5 will have electric central heating throughout

with a combination boiler. There will be underfloor heating throughout

External Finishes

- Proposed brickwork to some elevations
- Proposed copper effect aluminium cladding detail to some elevations
- Aluminium rainwater downpipes

Landscape / Communal Finishes

- Timber close boarded fencing defines the property boundary with mature shrubs and trees retained.
- Gardens in front of the ground floor apartment terraces will be turfed with planted decorative areas.
- Visitors parking spaces to be in shingle with egg-box driveway grid beneath.
- Shared driveway to be bonded gravel

Management Company

There will be a shared management company which all residents will contribute to the upkeep of the shared driveway and vegetation. Contribution amounts to be advised with contracts.



GROUND



Unit 1 ▷

| | | |
|-----------------|---------------------------|------------------------------|
| Hall | 8.16m ² | 87.64FT ² |
| Living / Dining | 42.9m ² | 460.75FT ² |
| Kitchen | 15.18m ² | 163.03FT ² |
| Utility | 4.32m ² | 46.40FT ² |
| Master Bed | 19.72m ² | 211.79FT ² |
| Ensuite | 3.61m ² | 38.77FT ² |
| Bedroom 2 | 12.4m ² | 133.18FT ² |
| Bathroom | 3.61m ² | 38.77FT ² |
| Total | 109.9m² | 1180.33FT² |

Unit 3 ◀

| | | |
|-----------------|---------------------------|------------------------------|
| Hall | 8.16m ² | 87.64FT ² |
| Living / Dining | 42.9m ² | 460.75FT ² |
| Kitchen | 15.18m ² | 163.03FT ² |
| Utility | 4.32m ² | 46.40FT ² |
| Master Bed | 19.72m ² | 211.79FT ² |
| Ensuite | 3.61m ² | 38.77FT ² |
| Bedroom 2 | 12.4m ² | 133.18FT ² |
| Bathroom | 3.61m ² | 38.77FT ² |
| Total | 109.9m² | 1180.33FT² |

Unit 2 ◀◀

| | | |
|------------------|---------------------------|------------------------------|
| Hall | 8.38m ² | 90.00FT ² |
| Living / Kitchen | 51.41m ² | 552.14FT ² |
| Utility | 2.76m ² | 29.64FT ² |
| Master Bed | 19.6m ² | 210.50FT ² |
| Ensuite | 3.61m ² | 38.77FT ² |
| Bedroom 2 | 21.7m ² | 233.06FT ² |
| Bathroom | 4.94m ² | 53.06FT ² |
| Total | 112.4m² | 1207.18FT² |

1

FIRST



Unit 4 ▷

| | | |
|-----------------|---------------------------|------------------------------|
| Hall | 8.16m ² | 87.64ft ² |
| Living / Dining | 42.9m ² | 460.75ft ² |
| Kitchen | 15.18m ² | 163.03ft ² |
| Utility | 4.32m ² | 46.40ft ² |
| Master Bed | 19.72m ² | 211.79ft ² |
| Ensuite | 3.61m ² | 38.77ft ² |
| Bedroom 2 | 12.4m ² | 133.18ft ² |
| Bathroom | 3.61m ² | 38.77ft ² |
| Total | 109.9m² | 1180.33ft² |

Unit 6 ◀

| | | |
|-----------------|---------------------------|------------------------------|
| Hall | 8.16m ² | 87.64ft ² |
| Living / Dining | 42.9m ² | 460.75ft ² |
| Kitchen | 15.18m ² | 163.03ft ² |
| Utility | 4.32m ² | 46.40ft ² |
| Master Bed | 19.72m ² | 211.79ft ² |
| Ensuite | 3.61m ² | 38.77ft ² |
| Bedroom 2 | 12.4m ² | 133.18ft ² |
| Bathroom | 3.61m ² | 38.77ft ² |
| Total | 109.9m² | 1180.33ft² |

Unit 5 ◀◀

| | | |
|------------------|---------------------------|------------------------------|
| Hall | 8.38m ² | 90.00ft ² |
| Living / Kitchen | 51.41m ² | 552.14ft ² |
| Utility | 2.76m ² | 29.64ft ² |
| Master Bed | 19.6m ² | 210.50ft ² |
| Ensuite | 3.61m ² | 38.77ft ² |
| Bedroom 2 | 21.7m ² | 233.06ft ² |
| Bathroom | 4.94m ² | 53.06ft ² |
| Total | 112.4m² | 1207.18ft² |

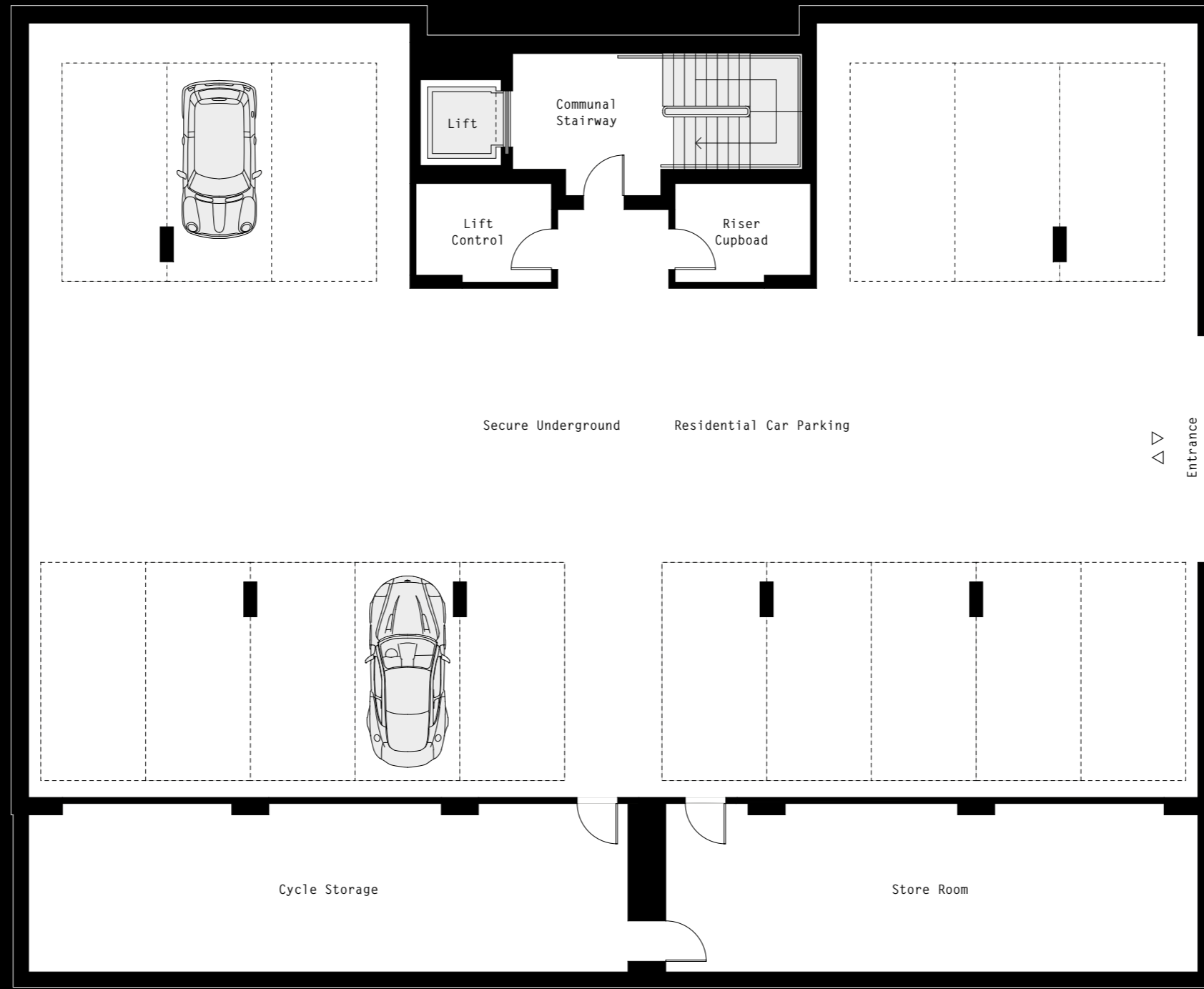
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SECOND



Penthouse ◀

| | | |
|-----------------|----------------------------|------------------------------|
| Hall | 7.82m ² | 83.99ft ² |
| Lobby | 3.84m ² | 41.24ft ² |
| Living / Dining | 98.7m ² | 1060.04ft ² |
| Kitchen | 15.18m ² | 163.03ft ² |
| Utility | 5.94m ² | 63.80ft ² |
| Study | 9.56m ² | 100.53ft ² |
| Master Bed | 23.18m ² | 248.95ft ² |
| + Ensuite | 10.5m ² | 112.77ft ² |
| Bedroom 2 | 25.83m ² | 277.41ft ² |
| + Ensuite | 5.95m ² | 63.90ft ² |
| Bedroom 3 | 29.64m ² | 318.33ft ² |
| Bathroom | 4.37m ² | 46.93ft ² |
| Total | 225.13m² | 2417.90ft² |



PARKING
BASEMENT



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NORTH FORELAND ESTATE | BROADSTAIRS

SEVEN CONTEMPORARY APARTMENTS WITH SEAVIEWS

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