

A large, powerful ocean wave is the central focus of the image. The water is a deep, vibrant teal color, with white foam and spray visible at the crest of the wave. The wave is curling over, creating a sense of motion and power. Overlaid on the wave is the word "SURF" in a large, white, brush-stroke style font. The letters are thick and have a hand-painted appearance, with some internal texture and varying line weights. The background is a cloudy sky, with soft, diffused light filtering through the clouds. The overall composition is dynamic and visually striking.

# SURF

tgdesignerhomes



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 almost 900ft<sup>2</sup> 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

tgdesignerhomes





FUJI

➡ RUP100

FUJI

➡

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







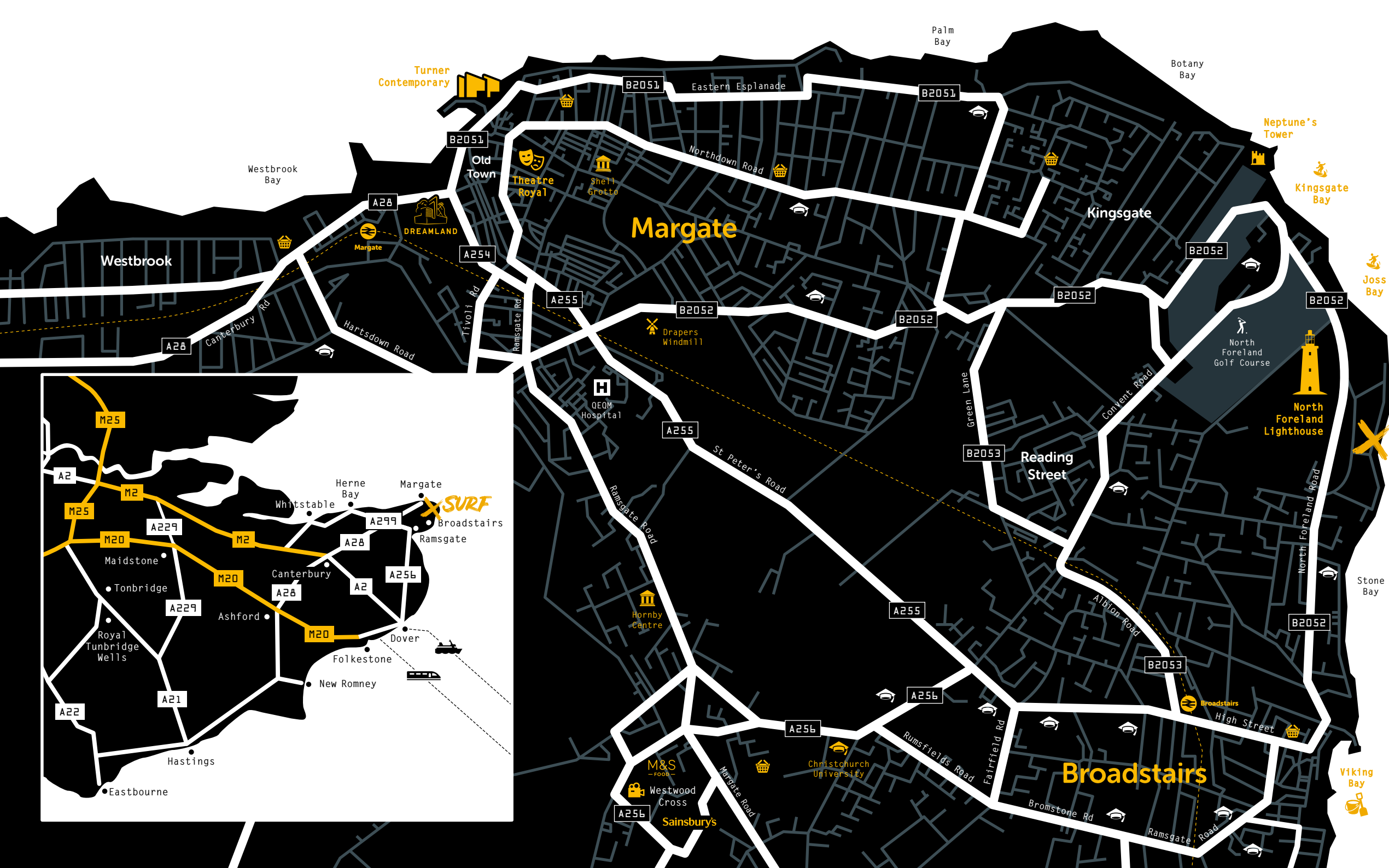
FUJI

➡ RUP100

FUJI

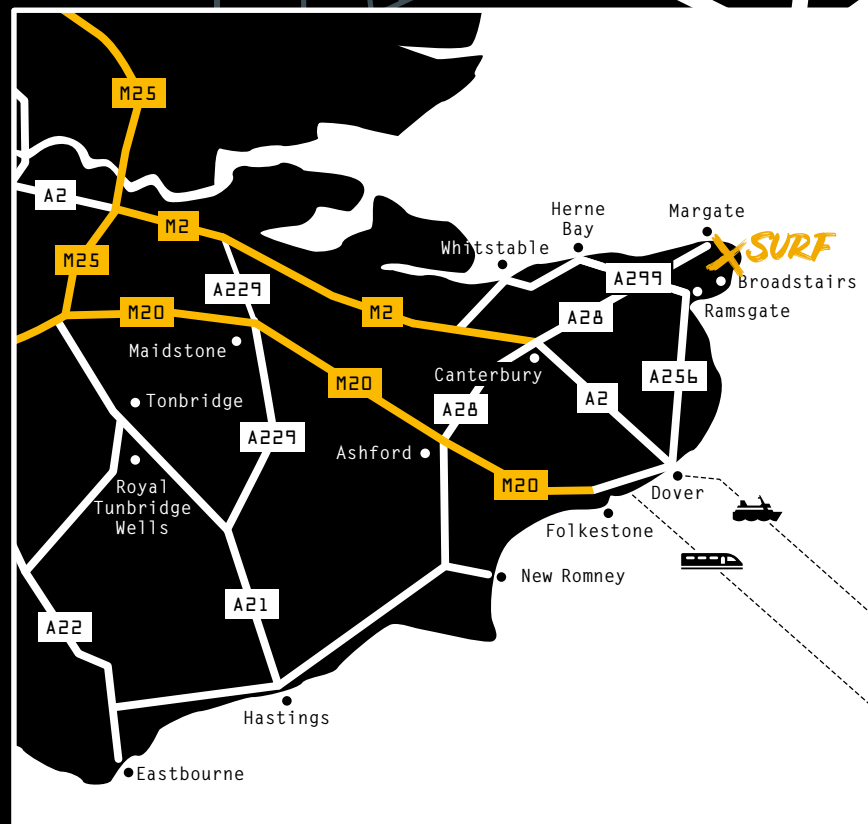
➡





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 2300sqft 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.*







FUJI

CRUP100

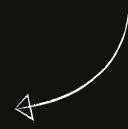
FUJI





# 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

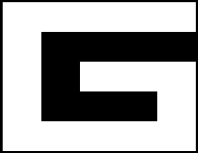
- Timber close boarded fencing defines the property boundary with mature shrubs and trees retained.
- Gardens in front of the ground floor apartment terraces will be turfed with planted decorative areas.
- Visitors parking spaces to be in shingle with egg-box driveway grid beneath.
- Shared driveway 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 <sup>2</sup>	87.64ft <sup>2</sup>
Living / Dining	42.9m <sup>2</sup>	460.75ft <sup>2</sup>
Kitchen	15.18m <sup>2</sup>	163.03ft <sup>2</sup>
Utility	4.32m <sup>2</sup>	46.40ft <sup>2</sup>
Master Bed	19.72m <sup>2</sup>	211.79ft <sup>2</sup>
Ensuite	3.61m <sup>2</sup>	38.77ft <sup>2</sup>
Bedroom 2	12.4m <sup>2</sup>	133.18ft <sup>2</sup>
Bathroom	3.61m <sup>2</sup>	38.77ft <sup>2</sup>

Total 109.9m<sup>2</sup> 1180.33ft<sup>2</sup>



Unit 3 ◁

Hall	8.16m <sup>2</sup>	87.64ft <sup>2</sup>
Living / Dining	42.9m <sup>2</sup>	460.75ft <sup>2</sup>
Kitchen	15.18m <sup>2</sup>	163.03ft <sup>2</sup>
Utility	4.32m <sup>2</sup>	46.40ft <sup>2</sup>
Master Bed	19.72m <sup>2</sup>	211.79ft <sup>2</sup>
Ensuite	3.61m <sup>2</sup>	38.77ft <sup>2</sup>
Bedroom 2	12.4m <sup>2</sup>	133.18ft <sup>2</sup>
Bathroom	3.61m <sup>2</sup>	38.77ft <sup>2</sup>

Total 109.9m<sup>2</sup> 1180.33ft<sup>2</sup>

Unit 2 ◁◁

Hall	8.38m <sup>2</sup>	90.00ft <sup>2</sup>
Living / Kitchen	51.41m <sup>2</sup>	552.14ft <sup>2</sup>
Utility	2.76m <sup>2</sup>	29.64ft <sup>2</sup>
Master Bed	19.6m <sup>2</sup>	210.50ft <sup>2</sup>
Ensuite	3.61m <sup>2</sup>	38.77ft <sup>2</sup>
Bedroom 2	21.7m <sup>2</sup>	233.06ft <sup>2</sup>
Bathroom	4.94m <sup>2</sup>	53.06ft <sup>2</sup>

Total 112.4m<sup>2</sup> 1207.18ft<sup>2</sup>



1

FIRST

Unit 4

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



Unit 6

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

Unit 5

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





2

SECOND

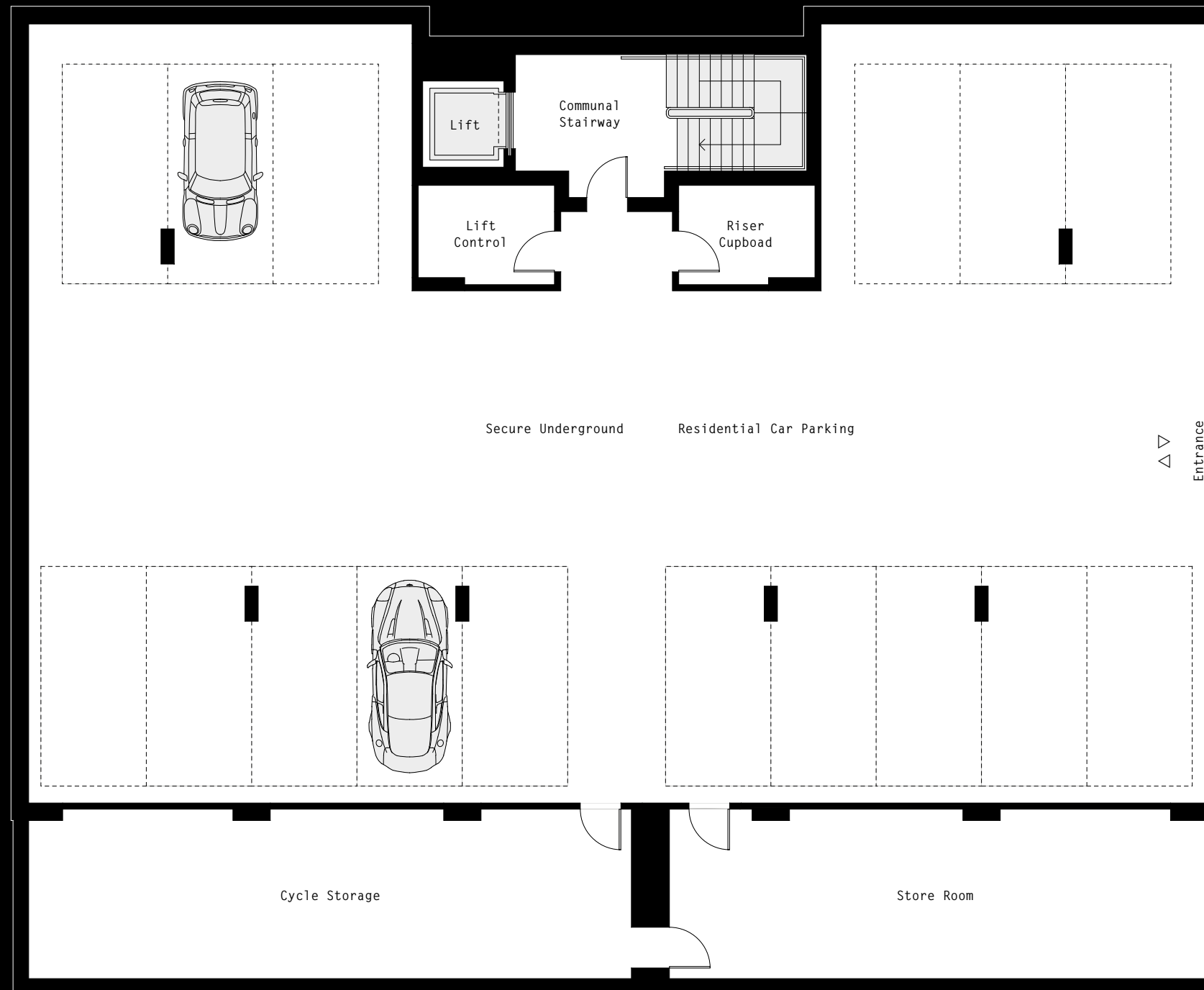
## Penthouse ◀

Hall	7.82m <sup>2</sup>	83.99ft <sup>2</sup>
Lobby	3.84m <sup>2</sup>	41.24ft <sup>2</sup>
Living / Dining	98.7m <sup>2</sup>	1060.04ft <sup>2</sup>
Kitchen	15.18m <sup>2</sup>	163.03ft <sup>2</sup>
Utility	5.94m <sup>2</sup>	63.80ft <sup>2</sup>
Study	9.36m <sup>2</sup>	100.53ft <sup>2</sup>
Master Bed	25.83m <sup>2</sup>	277.41ft <sup>2</sup>
+ Ensuite	10.5m <sup>2</sup>	112.77ft <sup>2</sup>
Bedroom 2	23.18m <sup>2</sup>	248.95ft <sup>2</sup>
+ Ensuite	5.95m <sup>2</sup>	63.90ft <sup>2</sup>
Bedroom 3	19.24m <sup>2</sup>	206.64ft <sup>2</sup>
Bathroom	4.37m <sup>2</sup>	46.93ft <sup>2</sup>
Total	214.73m <sup>2</sup>	2306.20ft <sup>2</sup>





PARKING  
BASEMENT



FUJI

← RUP100

FUJI







tgdesignerhomes

01843 579058

info@tgdesignerhomes.com

tgdesignerhomes.com/surf

© Copyright 2019

Brochure & brand design by

 ROCKETBASE | rocketbase.co.uk

**Legal Notice:** The vendor gives notice that these particulars are provided as a general guide only. They do not constitute any part of an offer or contract. The company does not imply, make or give any representation, guarantee or warranty whatsoever. Any intending purchaser must satisfy him or herself by inspection or otherwise as to the correctness of any statement, plan or illustration contained within these particulars. The vendor reserves the right to amend, alter or change the specification herein.



FUJIFILM

ISO 100

FUJIFILM

ISO 100



NORTH FORELAND ESTATE | BROADSTAIRS

# SEVEN CONTEMPORARY APARTMENTS WITH SEAVIEWS

tgdesignerhomes

tgdesignerhomes.com/surf

