



The Fairways | Convent Road | Broadstairs







“Probably the most prestigious and luxurious development in Broadstairs”



Oakwood®  
Land & New Homes

# The Fairways

Executive brand new apartments set in a serene location.

As you sweep through the electric gates, you cannot help but be impressed. The beautiful building before you has tastefully incorporated the old Kingsgate College.

A luxury development of two and three-bedroom apartments, including three penthouses, The Fairways is close to all amenities and created from the tasteful conversion of the former 1930's Kingsgate College.

The Fairways displays outstanding quality and attention to detail whilst seeking to retain the existing features and footprint of the original building wherever possible.

Nature is truly on your doorstep at The Fairways, which is located within a tree preservation area and wildlife habitat where squirrels and parakeets can be found. Its high standard of specification is matched only by the spectacular location with its views of the sea, the lighthouse, the fairways of the North Foreland Golf Club and woodland from every vista.



This exclusive community of superbly designed apartments including three distinctive penthouses, built across three floors, will appeal to those who demand a high standard of specification in their homes.

Radiating comfort, elegance and spaciousness, The Fairways has been designed to make the most of the passing seasons - light-filled and airy in spring and summer, invitingly cosy and warm in autumn and winter.



Externally, this stunning building is presented with high quality Georgian design block render with zinc cladding and aluminium framed double-glazed windows. Layered private terraces allow residents to take in the views, while most ground floor apartments can access their homes through their own private gardens.

Each apartment comes with parking, some of which is under cover and there will also be some communal amenity space.





Attention to detail throughout these exclusive homes is second to none enjoying niches in the en-suite showers, de-misting mirrors in all bathrooms, individually controlled underfloor heating in each room, Karndean flooring throughout with carpeting in the bedrooms, and kitchens supplied by the locally renowned Smallbone Interiors along with Siemens appliances with the added extra of a wine cooler in each kitchen.

Each apartment has been thoughtfully and tastefully designed with contemporary living in mind. Particular attention to detail has been made regarding soundproofing and lighting in the hallways, essential in a communal area. The high specification that this development aimed for is evident wherever you look. From the wide communal staircases embracing the natural light and views, to the fixtures and fittings in every apartment.

The space in these apartments really needs to be seen to be appreciated, some with higher than standard ceilings and all with open plan living areas, setting the development apart from anything else on the market currently.







# Apartment 1

Ground Floor

PLEASE NOTE DRAFT LAYOUT - SUBJECT TO CHANGE



Measurements | m<sup>2</sup> 75 | ft<sup>2</sup> 807

# Apartment 2

Ground Floor



Measurements | m<sup>2</sup> 98 | ft<sup>2</sup> 1055

# Apartment 3

Ground Floor

2  2 



Measurements | m<sup>2</sup> 118 | ft<sup>2</sup> 1270

# Apartment 4

Ground Floor

2  2 



Measurements | m<sup>2</sup> 126 | ft<sup>2</sup> 1356

# Apartment 5

Ground Floor

3  3 



Measurements | m<sup>2</sup> 181 | ft<sup>2</sup> 1948

# Apartment 6

Ground Floor

2  2 



Measurements | m<sup>2</sup> 107 | ft<sup>2</sup> 1152

# Apartment 7

Ground Floor

2  2 



Measurements | m<sup>2</sup> 75 | ft<sup>2</sup> 807

# Apartment 8

First Floor

2  1 



Measurements | m<sup>2</sup> 72 | ft<sup>2</sup> 775

# Apartment 9

First Floor

2  2 



Measurements | m<sup>2</sup> 95 | ft<sup>2</sup> 1022

# Apartment 10

First Floor

2  2 



Measurements | m<sup>2</sup> 82 | ft<sup>2</sup> 882

# Apartment 11

First Floor

2  2 



Measurements | m<sup>2</sup> 82 | ft<sup>2</sup> 882

# Apartment 12

First Floor

2  1 



Measurements | m<sup>2</sup> 63 | ft<sup>2</sup> 678

# Apartment 13

First Floor

2  1 



Measurements | m<sup>2</sup> 121 | ft<sup>2</sup> 1302

# Apartment 14

First Floor

1  1 



Measurements | m<sup>2</sup> 55 | ft<sup>2</sup> 592



# Apartment 15

First Floor

2  2 



Measurements | m<sup>2</sup> 69 | ft<sup>2</sup> 742

# Apartment 16

Second Floor

**PLEASE NOTE ENSUITE LAYOUT TO CHANGE**

3  3 



Measurements | m<sup>2</sup> 151 | ft<sup>2</sup> 1625

# Apartment 17

Second Floor

3  3 



Measurements | m<sup>2</sup> 162 | ft<sup>2</sup> 1743

# Apartment 18

Second Floor

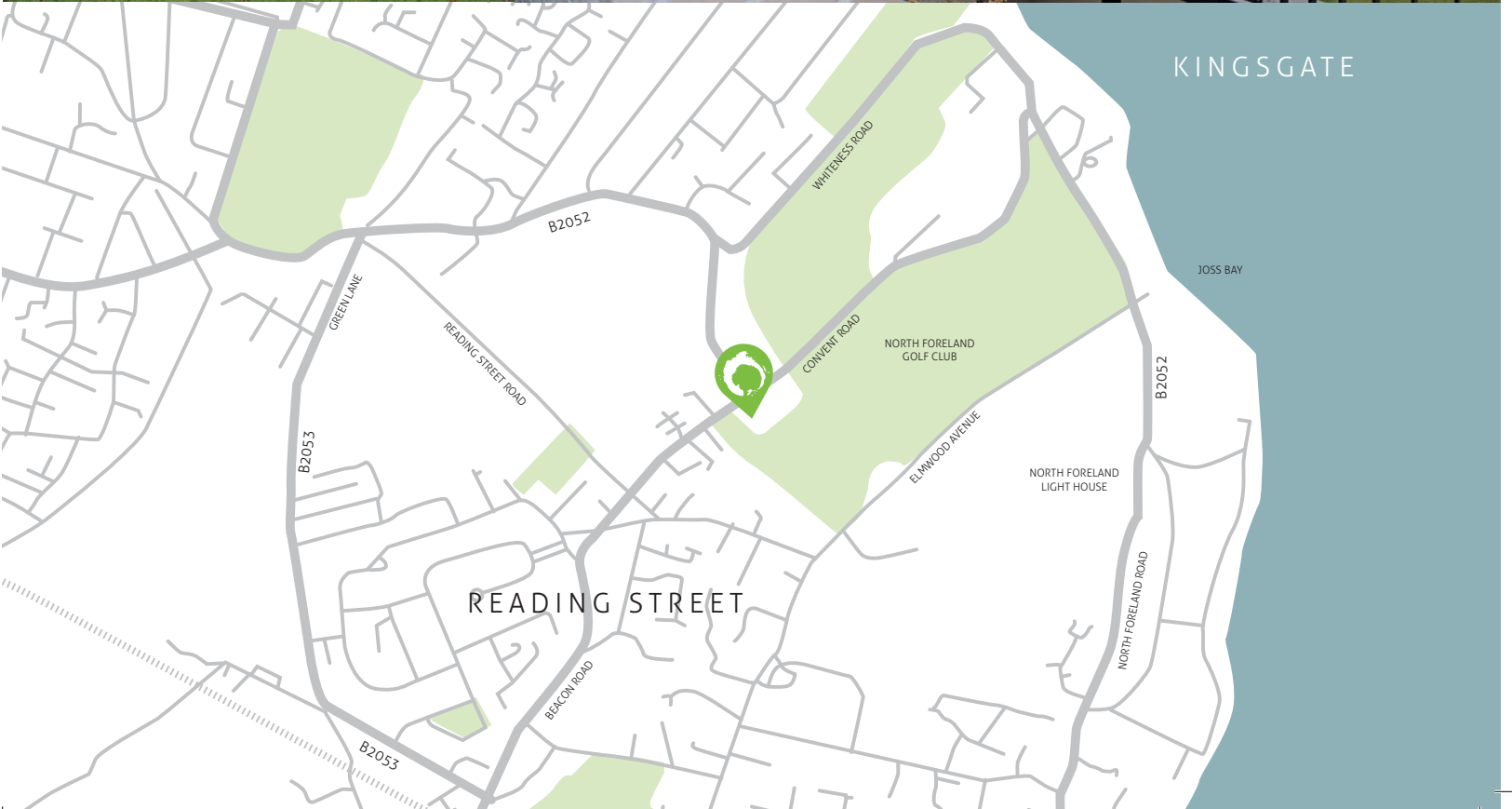
2  2 

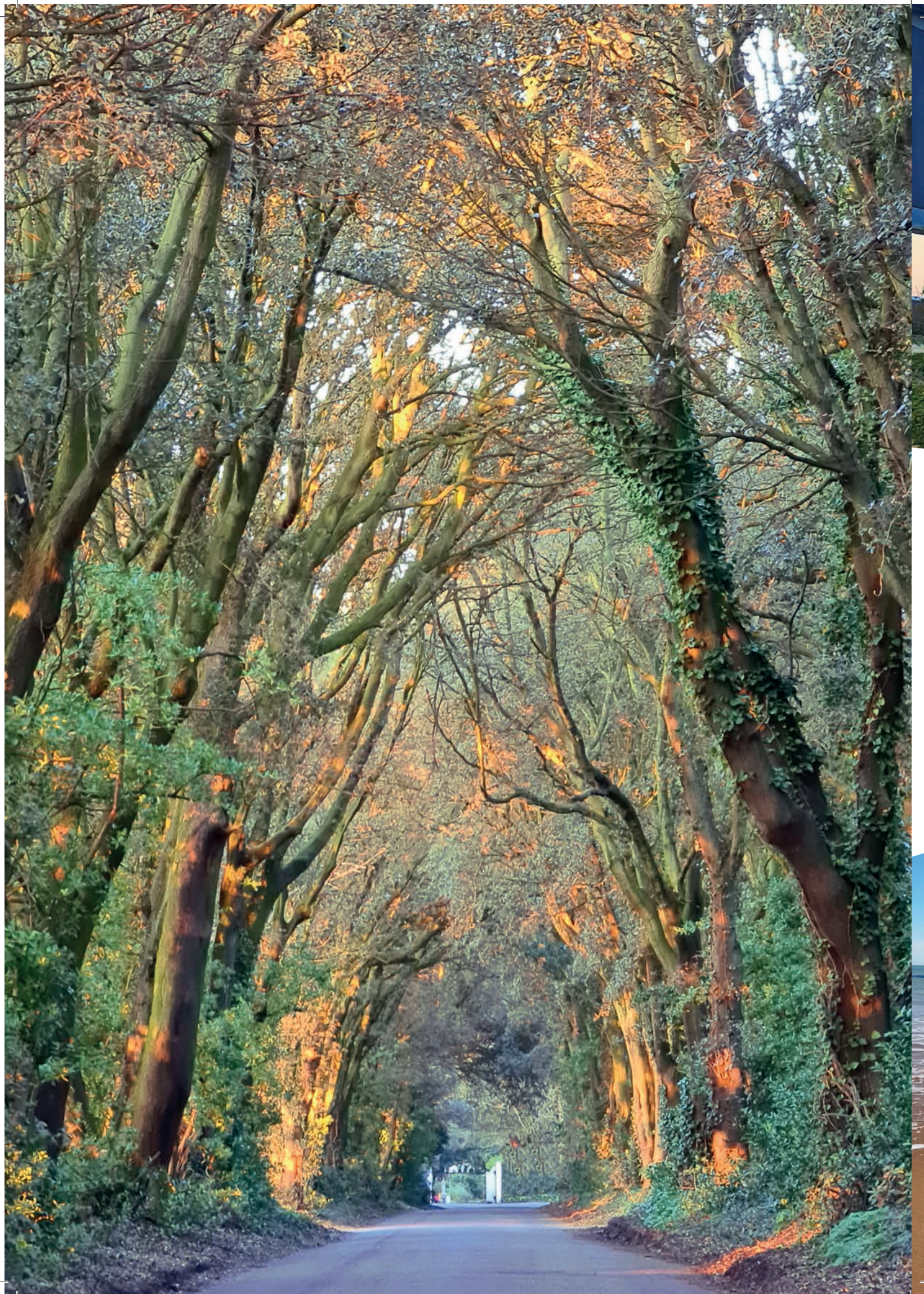


Measurements | m<sup>2</sup> 110 | ft<sup>2</sup> 1184



The Fairways | Convent Road | Broadstairs | CT10 3PX







Kent's proximity to London has made it a sought-after destination for many commuters who appreciate the slower pace that rural and coastal life offers compared to the city.

At Broadstairs, you are only 80 miles east of London so you can still reach the city by high-speed train in 1hr 20 minutes\* or by taking a train to St Pancras International, thanks to Eurostar, you can enjoy a Parisian coffee and croissant in a few hours.

If you are looking for a home that combines the best of both town and country lifestyles, your search ends at The Fairways.





## The Developer



Future Homes is an East Kent-based residential builder owned by a local team with over 60 combined years of experience in bringing stunning new homes to the local market. This corner of Kent combines bustling local towns, awe-inspiring sandy beaches and rolling countryside – the perfect backdrop to the individually-designed homes that we build.



Founded on the values of integrity and transparency, the highest quality is built into every detail of the homes we create. We invest time in a meticulous planning process to provide luxury houses and apartments that we are proud of, but more importantly, are somewhere you can truly call home and where you can live happily in beautiful surroundings.

Here are some of the local developments in our portfolio.



Beach  
Mews  
Broadstairs  
Kent

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These details are intended for illustration purposes and both the agent and developer reserve the right to make changes as necessary during the build. Images and sizes are examples only there are some variations of layout and finish throughout. Artist's impressions give a good indication of the look and feel of a finished building, but they're not definitive representations. Building and landscaping details often change during the course of development and construction. Specifications can vary, as the developer is continually working to improve or adapt details and decorative features. Property dimensions always vary slightly, depending on construction methods and the type of finish. Room sizes are structural maximums. All quoted distances are approximate. The photographs of this development give a good indication of the general quality of finish you can expect, but they do not represent the specification of any particular home. For detailed information please contact Oakwood homes.

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