KINGSGATE PLACE

BROADSTAIRS

ELIVIA

HOMES

Introducing KINGSGATE PLACE

Situated in one of the most sought-after areas of beautiful Broadstairs, Kingsgate Place is a select development of 24 delightful homes including 17 outstanding detached private homes, each offering spacious living in close proximity to the resort's picturesque golf course and celebrated beaches.

These unforgettable homes offer a choice of three, four, five and six bedrooms, making this the perfect location for families and retirees, as well as commuters who wish to combine a highly desirable home-life location with effortless access to key commercial hubs.

Location, LOCATION, LOCATION

A stunning coastline, delightful vintage character and acres of unspoiled countryside aren't the only qualities that Broadstairs has to offer those lucky enough to live here.

Located on the popular Isle of Thanet seaboard in Kent, the resort is home to dramatic chalk stacks, colourful beach huts, clifftop walks, a superb golf course and a host of year-round local events which all add to a very real sense of place and community.

The end result being, of course, a lifestyle that's as varied and fulfilling as it is attractive and stimulating.

IT'S ALL *on your* DOORSTEP

Known as the 'Jewel in Thanet's Crown', Broadstairs is rightly famed for its wealth of excellent amenities, all of which enrich the town's wonderfully distinctive character.

Throughout its centre you will find a host of excellent independent shops, bars and cafés, each serving up charm as well as high-quality products. There's also a well-supported theatre and a flourishing culinary scene that offers a wide choice of first-class international cuisine, plus some amazing local seafood.

Alternatively, if a spot of retail therapy, a movie, a workout at the gym, or even a game of bingo is your thing, then head to Westwood Cross shopping centre which is situated just a few minutes' drive away.

YOUR LOCAL *school* RESOURCES

Broadstairs is home to a number of superb educational options.

- Wellesley Haddon Dene is an award-winning Private Prep School, for children aged 2–11.
- St Lawrence College provides a first-class education for boys and girls from 3 through to 18 years and offers boarding.

The following primary schools have all been rated ‘Outstanding by Ofsted’

- Chilton Primary School focuses on enabling every child to become ‘the best they can be so they can truly fulfil their potential’.
- Cliftonville Primary School aims to ‘inspire children to achieve more than they ever believed possible’.
- St Mildred’s Primary School is committed to bringing out the very best in its children and ‘equipping them with the skills they will need for the future’.

The town also offers some excellent choices in secondary education.

- Dane Court Grammar School is an ‘Outstanding’ mixed grammar school where students are made to ‘feel at home and are encouraged to thrive’.
- Chatham House and Clarendon House Grammar Schools both have a long history of providing high-quality education while embracing ‘new approaches to learning, technology and developing a progressive, outward-looking curriculum’.

ON THE *move*

Broadstairs boasts some excellent transport links, making it an ideal base for commuters and trippers alike.

Thanks to its high-speed railway connection to the capital, the town is just 1 hour and 20 minutes from London St. Pancras International station, and 1 hour and 52 minutes from London Victoria. Its regular rail services make a daily commute or day trips for pleasure eminently 'doable'.

By car, the M20 motorway is less than 30 miles away, and Gatwick airport is just a 1 hour 40 minute drive, while Canterbury city centre is only 18 miles along the road.

For those looking to travel further afield, the Port of Dover is 22 miles away and provides easy access to mainland Europe via Calais and Dunkirk.

Kingsgate Place itself is just a five-minute drive or a pleasant 25-minute stroll from Broadstairs town centre.

LIFE *well* LIVED

You really couldn't choose a better home than an Elivia home.

By carefully selecting only the most desirable locations, and then creating beautifully appointed, sympathetically designed homes that actually enhance their surroundings, we can offer the discerning buyer environments that are picture-book perfect for living life to the full. And there couldn't be a finer example of what that reality looks like than Kingsgate Place.

At the end of the day we don't simply build houses, we build thriving communities where people can enjoy a wonderful way of life in some truly incredible settings. And we genuinely couldn't be more proud of that fact.

QUALITY FIRST *from* START TO FINISH

Every single one of our properties is constructed with the needs and happiness of the future owner foremost in our considerations – which is why we place so much emphasis on the detail. Whether it's the design, build or finishing stage of the process, you can be sure that we only ever utilise the highest quality materials and products as we aim to exceed our residents' expectations in every way.

But our commitment to excellence doesn't end with bricks and mortar or fixtures and fittings. As part of our commitment to total customer satisfaction, each Kingsgate Place home comes with the benefit of a full 10-year warranty, as well as the backing of a dedicated team that will respond proactively to any tweaks that need addressing. We'll even give you a personal guided tour of your new home so you can understand how each feature and appliance works.

IT'S ALL PART OF THE *unique* ELIVIA SERVICE.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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Protection for new-build home buyers

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The photographs shown within this brochure are indicative of the quality of a Elivia home and do not necessarily relate to the house types.
Times are approximate and are taken from googlemaps.co.uk and nationalrail.co.uk.

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