

An aerial photograph of a coastline, showing the intricate patterns of white surf and turquoise water meeting a dark, forested landmass. The water's surface is highly textured with small waves and foam, creating a complex, organic pattern. The land is a deep, dark green, suggesting dense vegetation. The overall mood is serene and natural.

# Coastlands

HYTHE

# introducing Coastlands

For those who crave shimmering waters as their everyday backdrop. For those who desire big skies, endless horizons and stunning sunsets. For those who want to live in the heart of exciting Hythe. Choose Coastlands – a collection of eight luxury apartments with spectacular sea views.



# Vitamin Sea

The view from Coastlands commands attention, filling your line of vision as you approach the development. It's a view that never fails to soothe and excite in equal measure, whether admired on a still summer's day or embraced during one of nature's powerful winter storms.



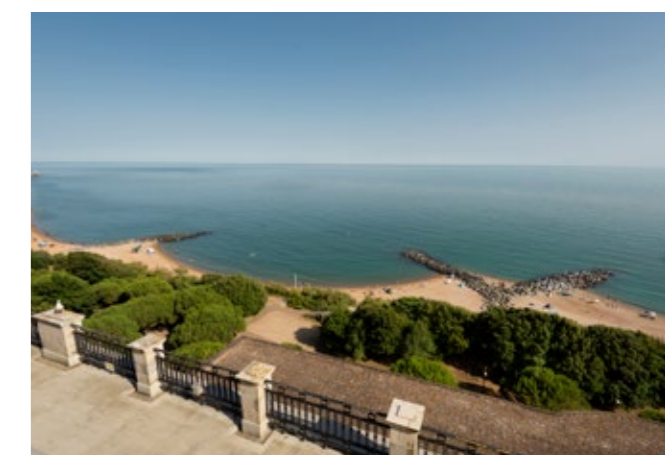
# Coastal culture

For centuries, coastal locations have provided an antidote to city living, with unique atmospheres, ever-changing panoramas and a salty air considered a medicinal tonic. Today, the attraction remains and now a new, discerning home mover seeks the comfort of the sea.

Hythe offers a fresh, artistic culture and a new class of living, set along one of Kent's premier coastlines. The allure is strong, with a vibrant social scene to rival that of any city. A number of award-winning restaurants, boutique bars and independent shops provide character and colour to this seaside destination. Of course, there is boundless natural beauty too. This is a location that stimulates every sense, time and time again.

Get closer still, as Hythe's shingle beach and esplanade is a 12-minute walk from the development. Watch the boats bring in their catch at Fisherman's Beach whilst enjoying fish and chips at the Lazy Shack. Sit and simply drink in the clean ozone air, or walk for miles, embracing the elements. Neighbouring Folkestone's new network of walkways provides an impressive boardwalk trail that weaves westward from the harbour towards the Lower Leas Coastal Park.

With so much to see and do, it's easy to understand the hype.

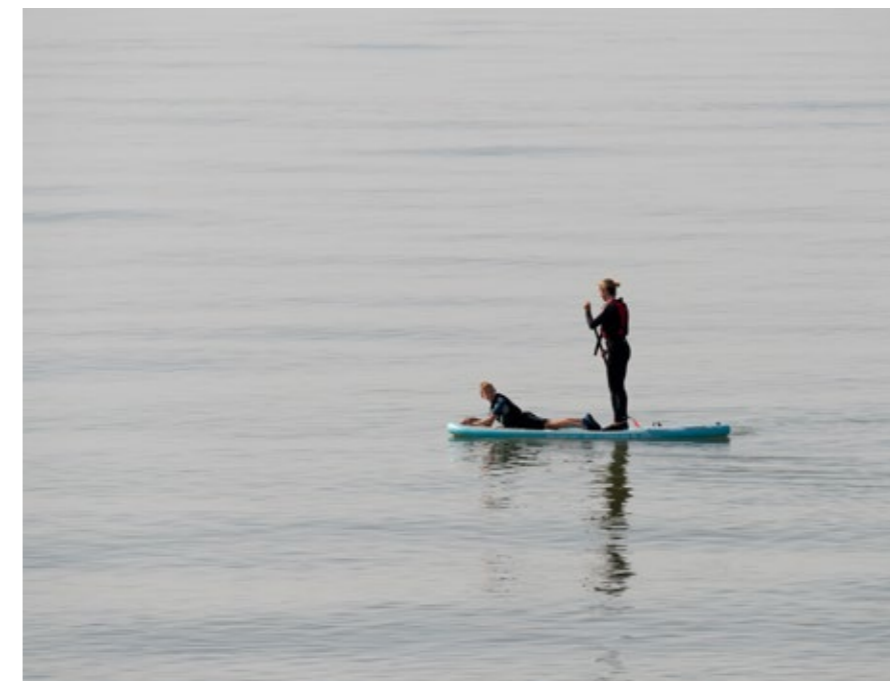


# The great outdoors

Hythe's long meandering seafront is the perfect spot for kite flying, evening walks or romantic picnics. If you yearn to be on the water, catch the breeze with Hythe & Saltwood Sailing Club.



For calmer waters, explore the Royal Military Canal from its Hythe start point. This magnificent stretch of inland water lends itself to kayaking, canoeing and stand-up paddle boarding. Sitting on the edge of Kent Downs Area of Outstanding Natural Beauty, Hythe also provides acres of verdant countryside to explore. Brookhill Country Park is the natural place to start, while the town's landscape is characterized by the surviving Martello towers and a rare 'sound mirror' on 'The Roughs'.



# Daily life with the Hythe difference

There is no shortage of places to eat and drink in and around Hythe. Café culture is alive and well, with beautifully brewed specialty coffee from Mit Milch and locally blended teas served with sweeping views across Hythe Bay at Café on the Beach. For something special, sample the work of a Michelin-starred chef at Hide and Fox in Hythe's Saltwood quarter, catch the sunset over supper from The Waterfront's conservatory or sup fizz at The Hythe Imperial Hotel's Moët & Chandon Champagne Bar.

You can also enjoy Folkestone's buzzing harbourside eateries, Marco Pierre White's Steakhouse Bar & Grill, or the award-winning Rocksalt Restaurant with spectacular views across Folkestone Harbour.

Shopping in Hythe is something of a delight too. Hythe High Street and Waitrose have every day shopping covered, while the regular farmers' market and Twenty Four Deli bristle with locally-produced, seasonal ingredients. The Malthouse and Elysian Treasures are fantastic for antiques and vintage finds while Folkestone's vibrant Creative Quarter is full of independent shops and cafés.



# The perfect position to enjoy it all

London is only 38 minutes away via Southeastern's high-speed links from Ashford International, and you're just 21 miles from mainland France - so you'll be in the middle of it all. There are also plenty of villages and small towns to discover in the rolling hills of the Kentish countryside

The Eurotunnel connects Folkestone to Calais in just 35 minutes, so a day trip to France is not out of the question. Alternatively, catch one of the many Stagecoach buses to nearby Ashford and take the Eurostar.

You'll be close to the hustle and bustle with connections to almost every nearby village and town in Folkestone. With the backdrop of the English channel, you'll enjoy the serenity and quiet that a seaside town brings.



## Walking

1	Royal Military Canal	12 mins
2	Beach	14 mins
3	The Esplanade	20 mins
4	High Street	30 mins
5	Sandgate Beach	32 mins
6	Hythe Golf Club	32 mins
7	Hythe Imperial Hotel	32 mins
8	Hythe Pool	35 mins
9	Waitrose	36 mins



## By Car

High Street	8 mins
The Tower Theatre	7 mins
Saltwood Castle	7 mins
Hythe & Saltwood Sailing/Boat Club	7 mins
Brockhill Country Park	9 mins
Folkestone	9 mins
Eurotunnel	20 mins



## By train (from Folkestone)

Dover Priory	13 mins
Ashford International	15 mins
London St Pancras International	38 mins



# Hythe living taken to the next level

Coastlands is a collection of eight luxury apartments, set in an elevated position in the vibrant town of Hythe. As with many of the most successful coastal developments, bold architecture and clever orientation make Coastlands a desirable statement address from day one. Exceptional features include glass-fronted balconies, panoramic windows, a distinctive roofline, an extensive landscaped communal garden and allocated parking.



Computer generated images







Computer generated image



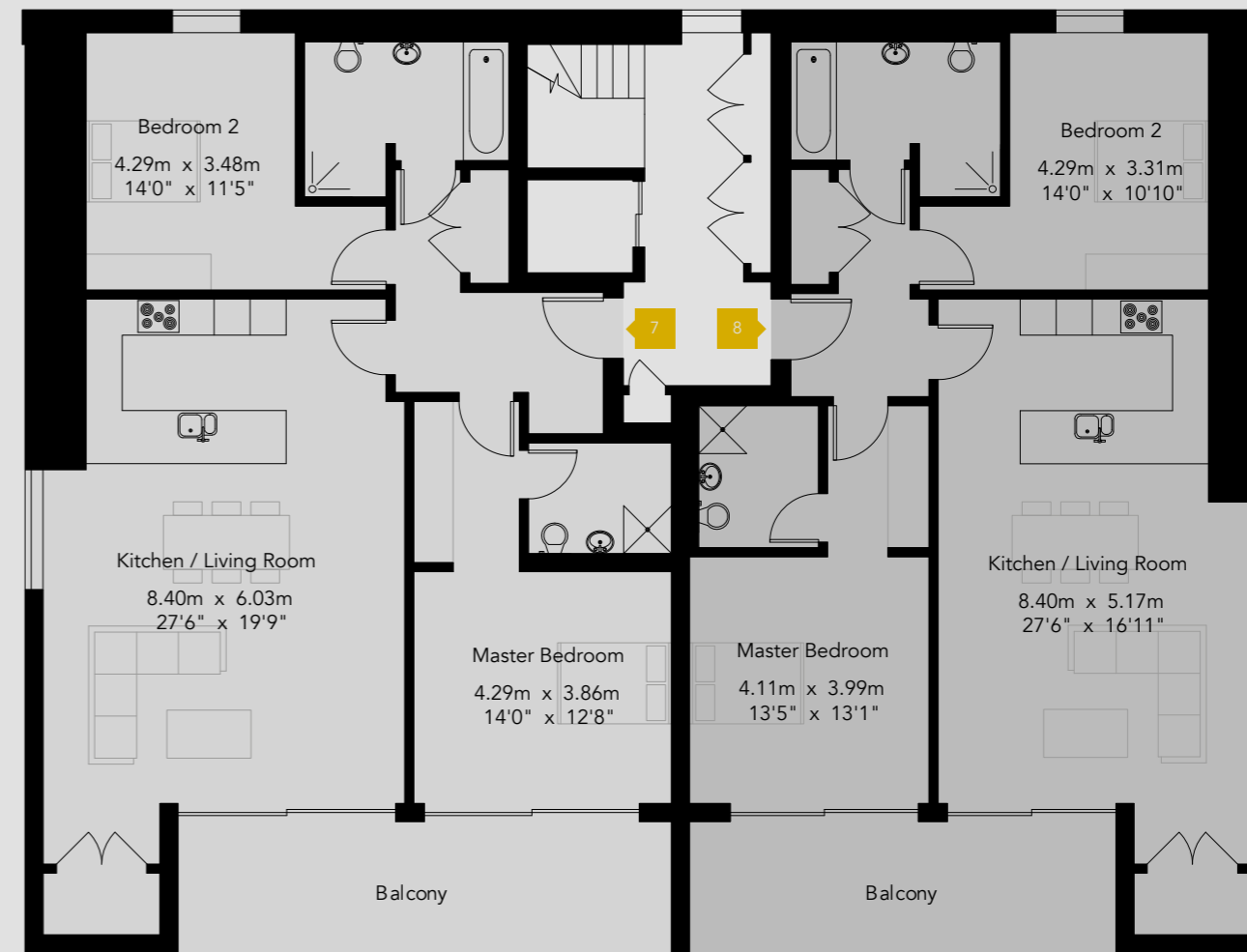
# Apartments 4, 5 & 6



First Floor



# Apartments 7 & 8



Second Floor

# Ultimate style and luxury

## Specification

### Kitchens

- Fully-fitted kitchen with Silestone worktops and soft close doors and drawers
- Stainless steel under mounted sink with mixer tap in nickel finish
- Built-in oven
- Built-in microwave / combi oven
- Induction hob
- Cooker extractor
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer dryer
- Under wall cabinet lighting and sockets

### Bathroom & Ensuite

- White sanitaryware with chrome taps
- Wall mounted basin & vanity cabinets
- Wall mounted WC with concealed cisterns
- Bath filler and deck mounted shower
- Showers with thermostatic shower controls
- Overhead Raindance shower to ensuite
- Chrome heated towel rail
- Ceramic and porcelain fully tiled walls and floors



Computer generated image



Computer generated image

### Security

- High security front entrance doors with multipoint locking
- Internal intruder alarm to all apartments with flush control keypad. Intruder alarm to include app to enable remote monitoring by mobile phone
- Colour video entry phone to all apartments. Entry phone to include app enabling remote access to all visitors
- Security cameras to entrance lobby and external carpark areas with recording and remote viewing available

### Heating, Electrical & Lighting

- Heating and hot water provided by exhaust air heat pump
- Underfloor heating to complete apartment
- Heated towel rail to bathroom and ensuite bathroom
- TV/Media points to living room and all bedrooms
- Wired for Sky+ HD to all TV points
- Cat 5 network cabling to all media points
- BT points to entrance living room & master bedroom
- Ultrafast fibre optic connection for phone and internet
- LED lighting throughout

# Designed with you in mind

## Interior Finishes

- Wardrobes to all bedrooms
- Elegant skirting and architraves with white satin finish
- Matt paint work finish to all rooms
- Internal doors with black nickel furniture
- Real wood engineered oak flooring to entrance hall, living room and kitchen areas
- Neutral tone carpets to bedrooms
- Porcelain floor tiling to bathrooms and ensuites

## External Features

- Private balconies or terraces to all apartments
- LED lighting to all balconies and terraces
- Composite decking to balconies

## Communal Areas

- Lift to all floor levels
- Allocated car parking
- External LED lighting
- Car charging points for all apartments
- Communal bike and bin stores LED lighting to all balconies and terraces
- Communal landscaped front and rear gardens with lawns laid to turf



# About Wedgewood

At Wedgewood Homes we have established an excellent reputation for developing quality new homes. All aspects of our developments are controlled in house by our teams of designers, architects and project managers.

“The experience and abilities of our teams ensure that high quality and attention to detail flow through every inch of our new homes.”

Mathew Carpenter, Managing Director.



## INSPIRING DESIGNS

Our designers stay abreast of all the latest technology initiatives and interior finishes, so you will not find the same end result in any two of our developments. We are renowned for build quality, high specifications and luxury fittings.

## A DEDICATED TEAM

Our Directors and senior personnel are closely involved in all stages of our developments and can often be seen working on site. This hands-on approach ensures the highest standards of craftsmanship by our construction personnel and our meticulous high standards, attention to construction quality and standard of finish are reflected throughout all stages and elements of our developments.

Wedgewood Homes are Premier Guarantee registered developers and all of our new homes come complete with a 10 year warranty. Our customer service team is second to none and is on hand to ensure that any queries our homeowners have are dealt with speedily and efficiently.

**WEDGEWOOD**  
HOMES





Tel: 01732 824744    [wedgewoodhomes.co.uk](http://wedgewoodhomes.co.uk)

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. This brochure should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

