



Hyde
New Homes

Whitstable Heights

WHITSTABLE, CT5 1PR

Great homes for everyone



Welcome to Whitstable Heights

Beautiful new homes in a superb location

Sweeping coastal views and rolling countryside hills, Whitstable is famous for its picturesque scenery and seaside delicacies. From freshly caught shellfish in the harbour to hand-crafted commodities from the market, Whitstable's unique and quirky charm will have you swept off your feet in no time!

Situated just a short walk away from the town and with breathtaking views over Whitstable Bay and Kent coastline is Whitstable Heights. A brand-new collection of 1, 2, 3, 4 and 5 bedroom homes available for outright sale and shared ownership.



Truly modern living in a truly spectacular location...

Perching proudly on the north-coast cliffs of Kent, with a view of the water's edge, Whitstable Heights boasts a breathtakingly unique collection of contemporary, Kent-style homes that set a new standard in design.

The development offers a broad canvas of choice between houses and apartments, each with differing elevations and internal designs. The intimate layout of the development creates a rare sense of community and a neighbourhood feel. Ideal for young couples or those looking to bring up a family in the magnificent countryside of Kent.

Computer generated image of Whitstable Heights, indicative only.

An enviable location...

Situated on the edge of England's south east coastline, only 6 miles from Canterbury, Faversham and the M2, Whitstable Heights is perfectly placed for the professional, but still surrounded by seaside splendour and quaint English countryside.



Computer generated aerial image of Whitstable Heights, indicative only. Distance taken from [google.co.uk/maps](https://www.google.co.uk/maps).

Love living local

Take in the neighbourhood

Enjoy strolling through the traditional high street or along the seafront taking in the coastal vistas, Whitstable is a truly picturesque town you are sure to love.

Food for every mood...

If there's one thing Whitstable is notorious for, that's its scrumptious seaside sustenance!

Revitalise your soul with some fresh fish and chips and a good dose of seaside air or a delectable craft beer with your toes in the sea. The town is home to an array of quaint independent cafés and restaurants and beach-front oyster shacks are aplenty!

You've got to experience these stunning beach views whilst enjoying some of the freshest fish going at The Lobster Shack. They even have a cosy log burner that is perfect for the colder winter months. Whatever the season, Whitstable truly has the whereabouts to make magic moments happen.



A life by the beach...

Reap the benefits of being located just minutes from the sea. Whitstable Beach is a charming location and provides the perfect scenery for a relaxed stroll or a refreshing dip in the sea. Alternatively, take a walk along the clifftops and witness golden hour as the sun sinks into the sea from the Tankerton Slopes.



Whitstable Harbour Market...

The Harbour boasts an undeniable sense of quintessentially British charm. From pastel-painted beach huts and bobbing boats to eclectic antique stores and independent stalls selling everything from cheese to jewellery and furniture, it's no wonder that the Harbour Market is one of the most popular places to visit in Whitstable!

Take a stroll through the old fishing town and grab a refreshing drink or a hot cup of coffee at one of the many independent cafés. During the summer months, there is even a pop-up bar that serves some of the locals' favourites. The market is perfect for young families looking to soak up the English seaside charm and entertain the kids for the day.

1. The Harbour Garden Café
2. Whitstable Beach
3. Oysters served at Whitstable Beach at The Forge
4. The Old Neptune pub
5. Whitstable Harbour Market
6. Whitstable beach huts on the seafront
7. The Lobster Shack, Whitstable beach bar



Connections

Access all areas

Positioned within a charming seaside location, Whitstable Heights gives easy access to the beach, local amenities and London, which is just over an hour away via train from Whitstable station. Nearby you can enjoy local sports facilities, schools and an array of eateries and pubs all within walking distance.



On foot

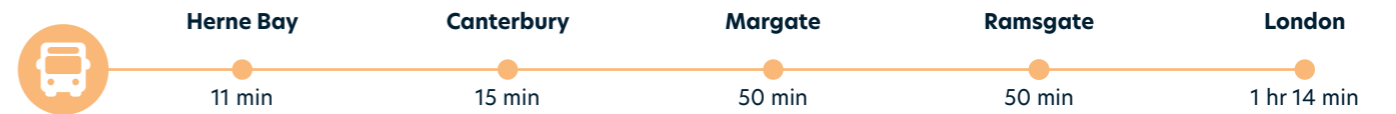


Nearest school and leisure centre	6 min
Local supermarket	7 min
Nearest park	15 min
Nearest pub/restaurant	18 min
Local high street	24 min

Note: Walking times start from postcode CT5 1PR. All times sourced from google.co.uk/maps and are approximate only.

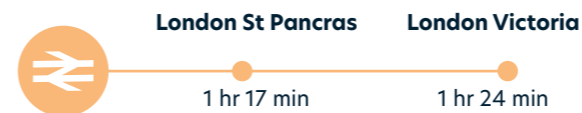
1. Fishing boats at Whitstable Harbour
2. Duncan Down parkland
3. Whitstable town centre
4. Canterbury city life
5. Whitstable railway station

By bus



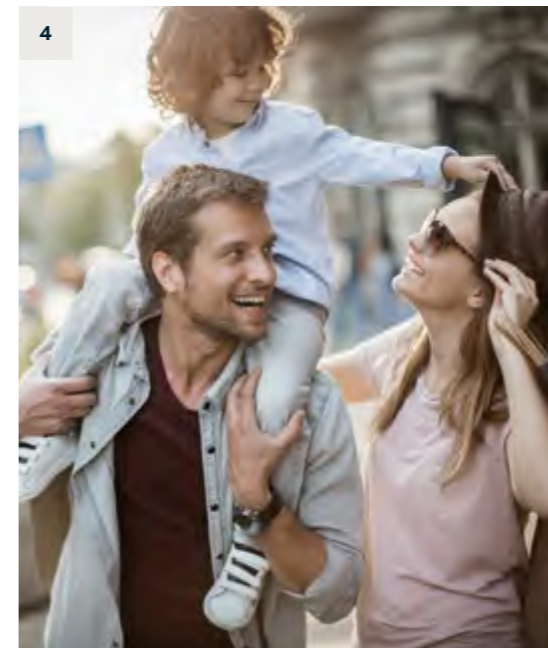
By train from Whitstable station

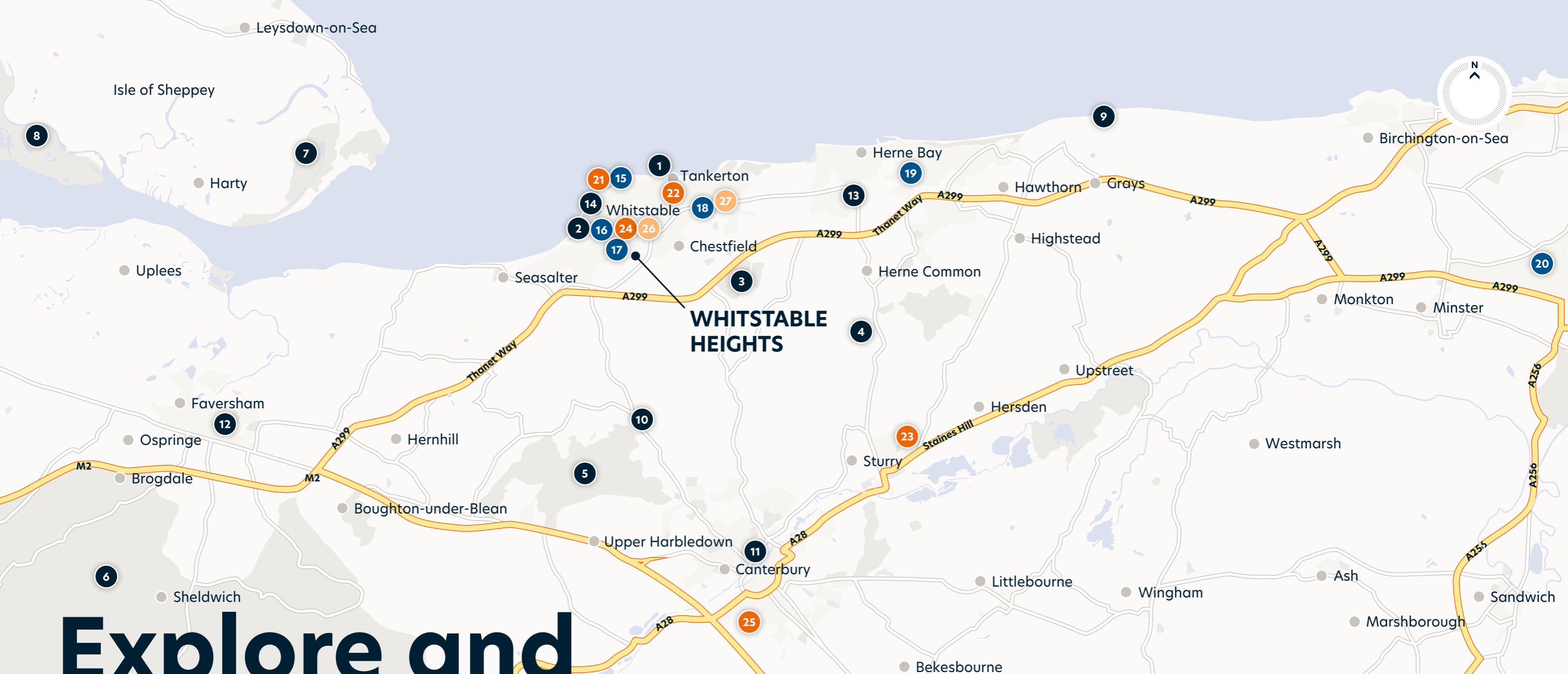
Train times taken from nationalrail.co.uk



By car or taxi

Driving times taken from CT5 1PR using google.co.uk/maps





Note: Maps not to scale, indicative only

Explore and discover

You'll be spoilt for choice

From great food and traditional pubs to both convenient and specialist shops, Whitstable has all you need for everyday life, not to mention some of the county's best beaches. Further afield, the historic city of Canterbury is a short drive away.

Step back in time as you wander the cobbled streets lined with beautiful old buildings that house a vast array of modern shops, restaurants and bars.

Recreation

1. Tankerton Beach
2. Whitstable Beach Front
3. Chestfield Golf Club
4. Wildwood Trust
5. Blean Woods National Nature Reserve
6. Belmont House and Gardens
7. The Swale National Nature Reserve
8. Elmley National Nature Reserve
9. Reculver Towers and Roman Fort
10. Druidstone Park
11. Canterbury Historic River Tours
12. The Quay Restaurant
13. Bay Sports Arena
14. Regal Cinema

Amenities

15. The Lobster Shack
16. Tabitha's Kitchen
17. Whitstable Sports Centre
18. Kings Gym
19. Urban Fitness
20. Manston International Airport

Education

21. Whitstable Adult Education Centre
22. Westmeads Community Infant School
23. The Stour Academy Trust
24. The Whitstable School
25. The Orchard School

Train Stations

26. Whitstable
27. Chestfield & Swalecliffe

Specification and design

Your home, your way

The specification in all of our new homes has been carefully considered to provide the very best. Modern appliances are designed to make life easier giving you more time to sit back, relax and enjoy.

Kitchen

- Please refer to separate insert for finishing details
- Stainless steel undermount sink with Silestone worktops to 4 and 5 bed homes only
- Stainless steel 1.5 bowl sink
- Chrome dual action mono tap
- Stainless steel single oven
- Stainless steel double oven to 4 and 5 bed homes
- 4 burner gas hob
- 5 burner gas hob to 4 and 5 bed homes
- Stainless steel cooker hood
- Integrated fridge/freezer 70/30 split
- Integrated washer dryer to apartments
- Integrated washing machine to houses
- Integrated dishwasher to 3 bed homes and above
- Stainless steel splashback to rear of hobs in 2 and 3 bed homes
- Glass splashback to rear of hob in 4 and 5 bed homes
- LED under pelmet lighting strip

General

- Textured 4 panel internal doors
- White paint finished staircase
- Hardwood handrails to 4 and 5 bed homes
- Chrome door ironmongery
- Dulux white matt emulsion to walls and ceilings
- Woodwork Dulux white satin finish
- Neutral carpet to living room, staircase and bedrooms
- Fused spur installed for future connection of burglar alarm by purchaser
- Mains operated smoke detector with battery backup
- Mains operated heat detector with battery backup
- Carbon monoxide detector in rooms with installed gas appliances only
- White LED downlights in kitchen, bathroom and en suites
- Apartments have downlights throughout
- Low energy security light PIR operation
- Chrome ladder towel rails
- Extract ventilation
- Fibre master telephone point linked to living room
- NHBC build warranty
- Allocated parking and garages to specific plots. Refer to development layout
- Gardens finished with turf where applicable

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



Image depicts a typical Hyde New Homes interior.



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Image depicts a typical Hyde New Homes interior.

Bathroom, cloakroom and en suite

- Please refer to separate insert for finishing details
- Water saving chrome monobloc mixer tap
- White suite
- Thermostatically controlled bath and shower mixer tap
- Wall mounted thermostatic shower mixer
- Acrylic shower tray where applicable
- Glass shower doors
- Tiled bath panel to 4 and 5 bed homes
- Glass bath/shower screen
- Demisting mirrors to 4 and 5 bed homes

Development layout

Overview of Whitstable Heights

Located just off of Thanet Way you are greeted with spectacular coastal views from the moment you enter the development.

Whitstable Heights offers a wide range of new homes from 1 & 2 bedroom apartments to 2, 3, 4 & 5 bedroom houses so whether you are a first-time buyer looking to get onto the property ladder, seeking to make the next step or searching for the forever family home, you are sure to find the perfect match.

Garden levels vary. Please ask the Sales Consultant for plot specific details.



- Key**
- The Glover (5 bedroom house)
 - The Ellis (4 bedroom house)
 - The Freeman (4 bedroom house)
 - The Pearson (4 bedroom house)
 - The Shellstock (4 bedroom house)
 - The Witenestaple (4 bedroom house)
 - The Yearling (4 bedroom house)
 - The Bushel (3 bedroom house)
 - The Chiton (3 bedroom house)
 - The Graystone (3 bedroom house)
 - The Merroir (3 bedroom house)
 - The Belon (2 bedroom house)
 - The Wynn (2 bedroom house)
 - Fishendon House (1 & 2 bedroom apartments)
 - Homes for affordable rent
 - Garden shed
 - Site boundary to Phase 1
 - ♻️ Refuse and recycling
 - Ⓢ Cycle store
 - ★ Plots 1, 2, 3, 22 & 23 are not under construction until a later phase

Site plan not to scale, indicative only.

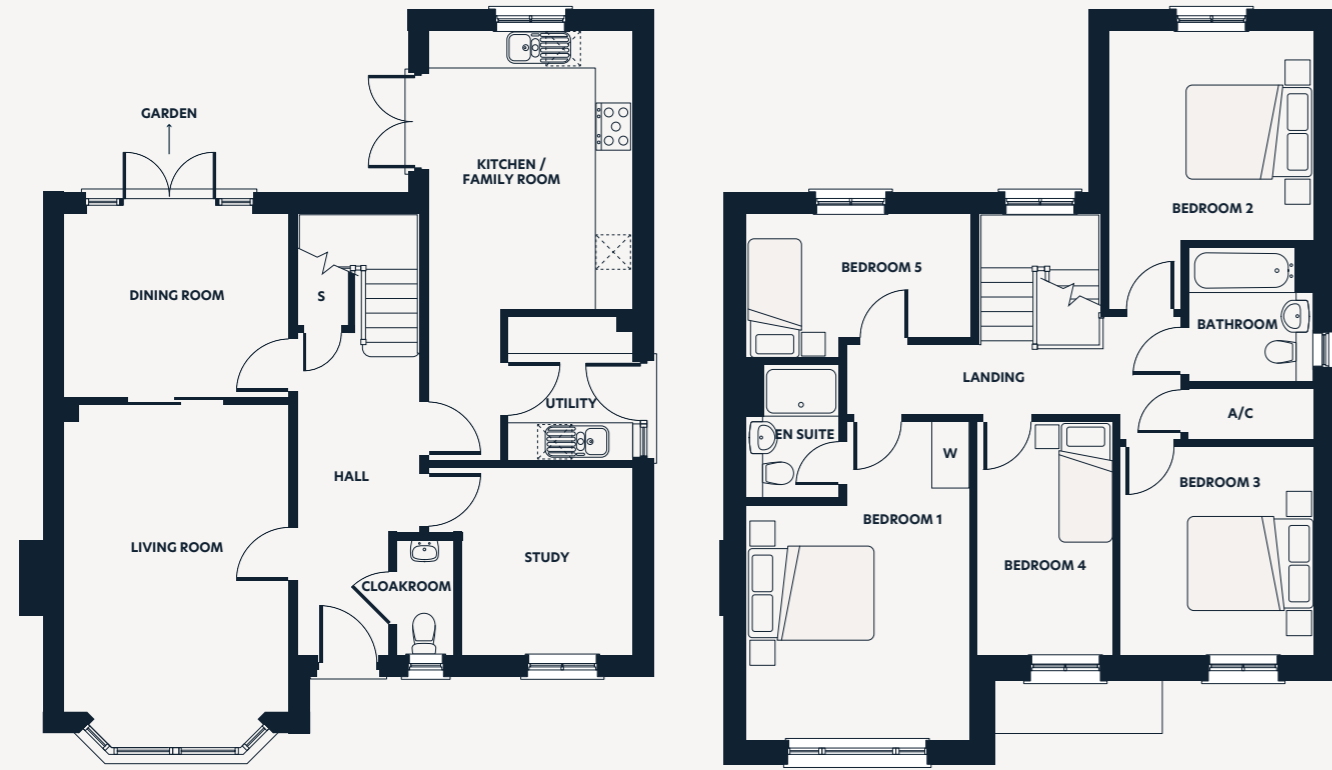
Plot 79

5 bedroom house
TENURE: Outright Sale

Floorplan key

A/C Airing cupboard
S Storage space
W Wardrobe

Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Ground Floor

First Floor

Dimensions	m	ft
Kitchen/Family Room	6.89 x 3.26	22'7" x 10'9"
Dining Room	3.60 x 2.96	11'10" x 9'9"
Living Room	5.36 x 3.60	17'7" x 11'10"
Utility	2.32 x 2.00	7'8" x 6'7"
Study	3.03 x 2.73	10'0" x 9'0"
Bedroom 1	5.10 x 3.60	16'9" x 11'10"
En Suite	2.10 x 1.50	6'11" x 4'11"
Bedroom 2	4.45 x 3.26	14'8" x 10'9"
Bedroom 3	3.35 x 3.11	11'0" x 10'3"
Bedroom 4	3.75 x 2.17	12'4" x 7'2"
Bedroom 5	3.60 x 1.99	11'10" x 6'6"
Bathroom	2.10 x 2.00	6'11" x 6'7"
Gross Internal Area	156m ²	1,680ft ²

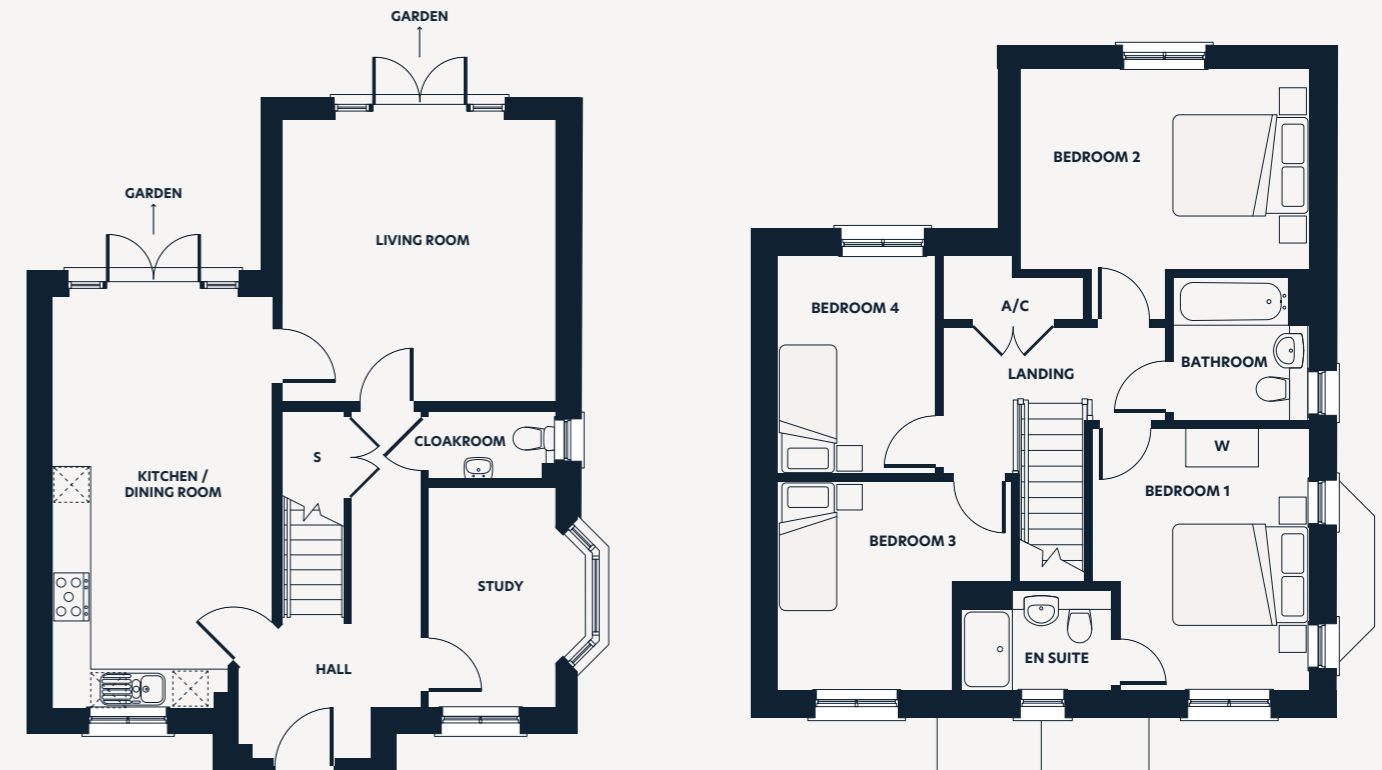
Plots 1 & 29*

4 bedroom house
TENURE: Outright Sale

Floorplan key

A/C Airing cupboard
S Storage space
W Wardrobe
* Indicates plot is handed

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Ground Floor

First Floor

Dimensions	m	ft
Kitchen/Dining Room	6.48 x 3.47	21'3" x 11'5"
Living Room	4.48 x 4.30	14'8" x 14'1"
Study	3.47 x 2.45	11'5" x 8'1"
Bedroom 1	3.91 x 3.20	12'10" x 10'6"
En Suite	2.23 x 1.50	7'4" x 4'11"
Bedroom 2	4.30 x 3.74	14'1" x 12'4"
Bedroom 3	3.48 x 3.12	11'5" x 10'3"
Bedroom 4	3.25 x 2.36	10'8" x 7'9"
Bathroom	2.10 x 2.00	7'8" x 6'7"
Gross Internal Area	129m ²	1,390ft ²

Plots 19*, 45 & 78

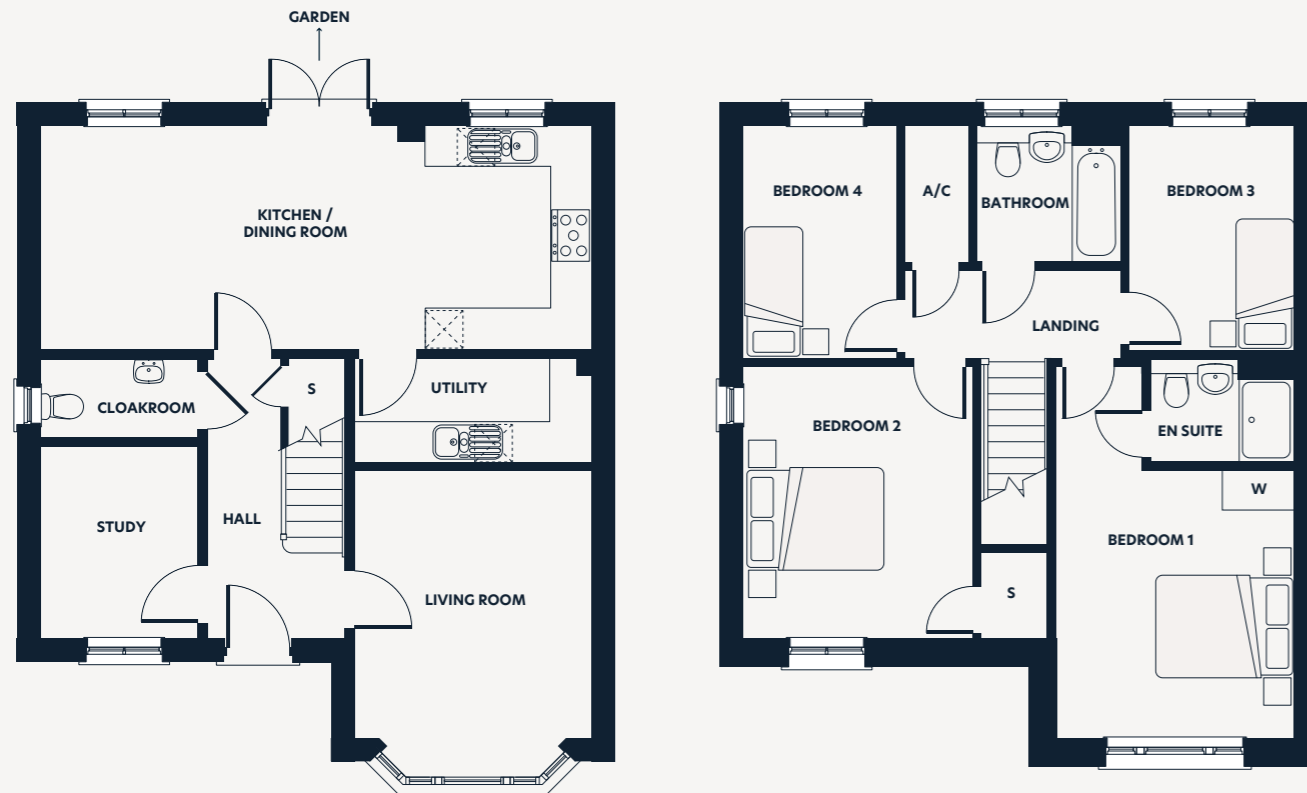
4 bedroom house

TENURE: Outright Sale

Floorplan key

- A/C Airing cupboard
- S Storage space
- W Wardrobe
- * Indicates plot is handed

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Ground Floor

First Floor

Dimensions	m	ft
Kitchen/Dining Room	5.66 x 3.30	18'7" x 10'10"
Living Room	4.38 x 3.49	14'5" x 11'5"
Utility	3.51 x 1.52	11'6" x 5'0"
Study	2.82 x 2.34	9'3" x 7'8"
Bedroom 1	5.46 x 3.49	17'11" x 11'5"
En Suite	2.10 x 1.50	6'11" x 4'11"
Bedroom 2	4.00 x 3.38	13'2" x 11'1"
Bedroom 3	3.31 x 2.42	10'10" x 7'11"
Bedroom 4	3.42 x 2.27	11'3" x 7'6"
Bathroom	2.10 x 2.00	6'11" x 6'7"
Gross Internal Area	133m ²	1,435ft ²

Plot 44

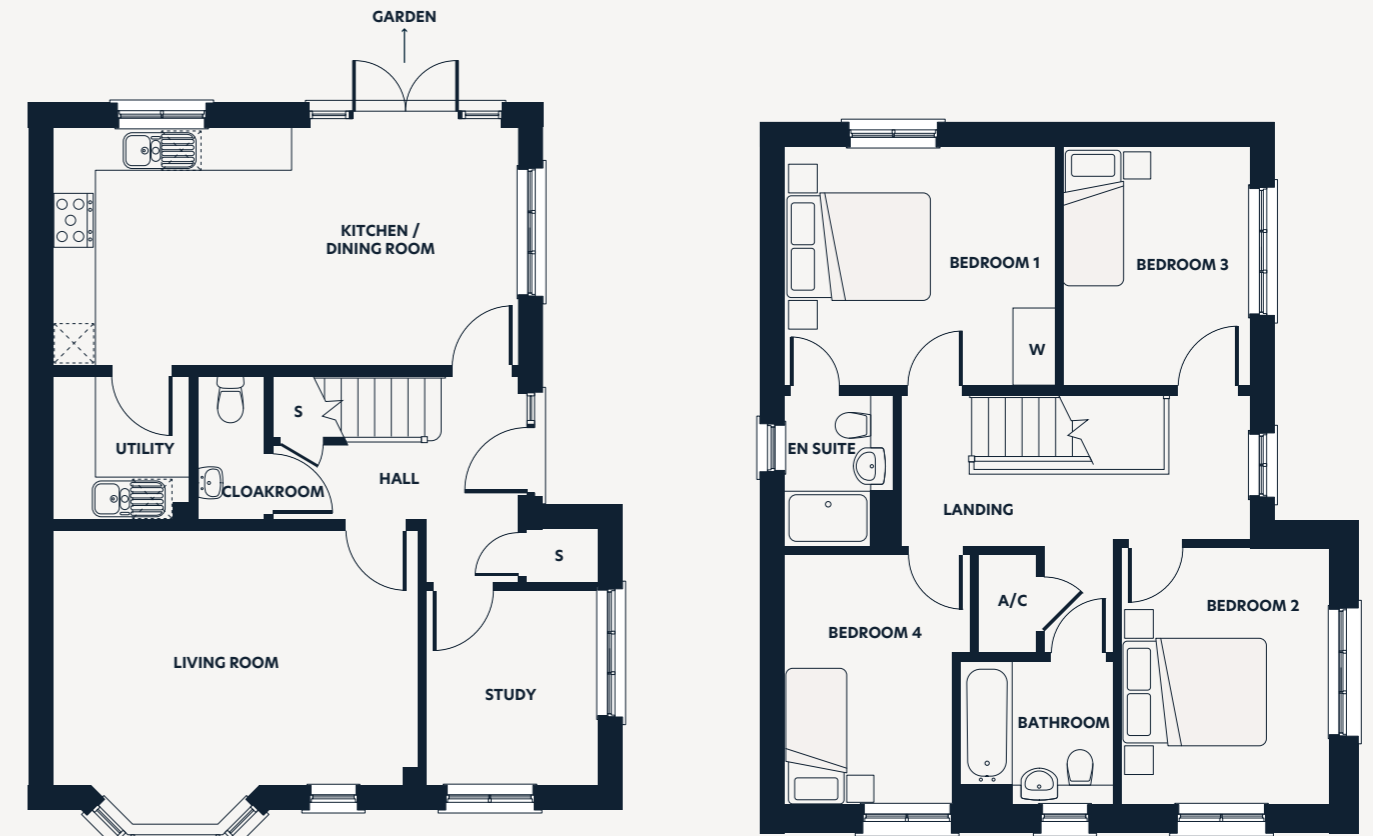
4 bedroom house

TENURE: Outright Sale

Floorplan key

- A/C Airing cupboard
- S Storage space
- W Wardrobe

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Ground Floor

First Floor

Dimensions	m	ft
Kitchen/Dining Room	6.53 x 3.35	21'5" x 11'0"
Living Room	5.12 x 4.15	16'9" x 13'7"
Utility	2.01 x 1.91	6'7" x 6'3"
Study	2.72 x 2.41	8'11" x 7'11"
Bedroom 1	3.80 x 3.35	12'6" x 11'0"
En Suite	2.10 x 1.50	6'11" x 4'11"
Bedroom 2	3.60 x 2.92	11'10" x 9'7"
Bedroom 3	3.35 x 2.61	11'0" x 8'7"
Bedroom 4	3.50 x 2.61	11'6" x 8'7"
Bathroom	2.10 x 2.00	6'11" x 4'11"
Gross Internal Area	130m ²	1,394ft ²

Plots 14*, 15, 26*, 27, 28*, 37* & 38

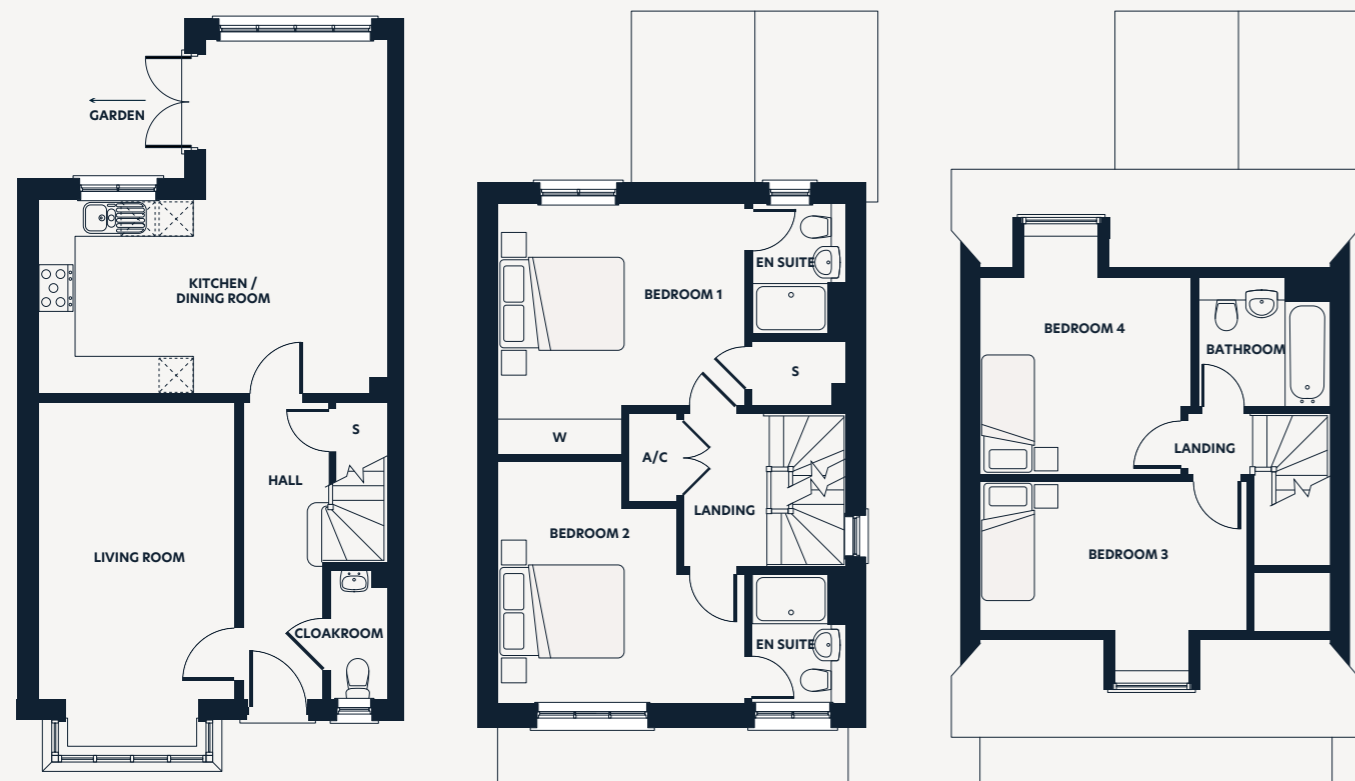
4 bedroom house

TENURE: Outright Sale

Floorplan key

- A/C Airing cupboard
- S Storage space
- W Wardrobe
- * Indicates plot is handed

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Ground Floor

First Floor

Second Floor

Dimensions	m	ft
Kitchen/Dining Room	5.75 x 5.63	18'10" x 18'6"
Living Room	5.60 x 3.20	18'5" x 10'6"
Bedroom 1	4.06 x 3.99	13'4" x 13'1"
En Suite	2.10 x 1.50	6'11" x 4'11"
Bedroom 2	3.99 x 3.90	13'1" x 12'10"
En Suite 2	2.10 x 2.00	6'11" x 6'7"
Bedroom 3	4.30 x 3.19	14'1" x 10'6"
Bedroom 4	3.39 x 2.87	11'2" x 9'5"
Bathroom	2.10 x 2.09	6'11" x 6'10"
Gross Internal Area	133m ²	1,436ft ²

Plot 70

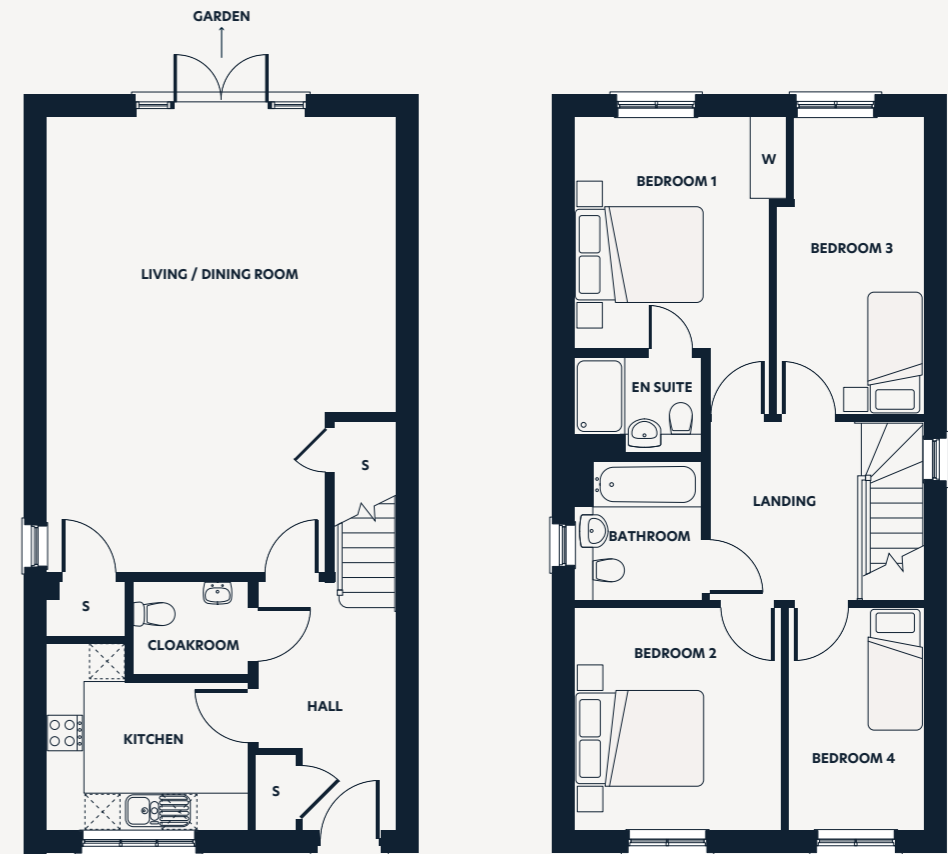
4 bedroom house

TENURE: Shared Ownership

Floorplan key

- S Storage space
- W Wardrobe

Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Ground Floor

First Floor

Dimensions	m	ft
Kitchen	3.19 x 2.33	10'6" x 7'8"
Living/Dining Room	7.17 x 5.51	23'7" x 18'1"
Bedroom 1	4.68 x 3.35	12'1" x 11'0"
En Suite	2.00 x 1.49	6'7" x 4'11"
Bedroom 2	3.52 x 3.26	11'7" x 10'8"
Bedroom 3	4.68 x 2.33	15'5" x 7'8"
Bedroom 4	3.52 x 2.14	11'7" x 7'0"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	124.2m ²	1,336ft ²

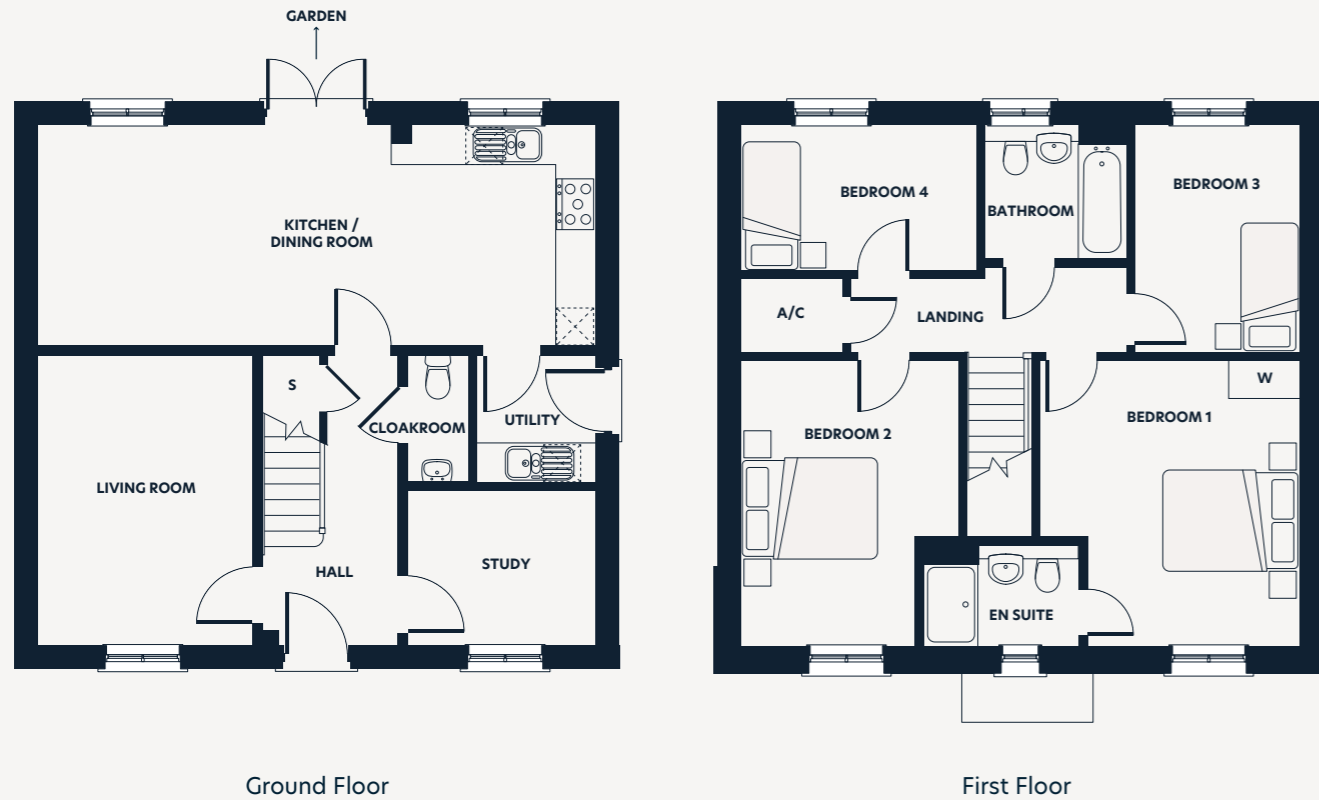
Plot 75

4 bedroom house
TENURE: Outright Sale

Floorplan key

- A/C Airing cupboard
- S Storage space
- W Wardrobe

Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Dimensions	m	ft
Kitchen/Dining Room	8.33 x 3.28	27'4" x 10'9"
Living Room	4.34 x 3.22	14'3" x 10'7"
Utility	1.91 x 1.77	6'3" x 5'10"
Study	2.80 x 2.31	9'2" x 7'7"
Bedroom 1	4.26 x 3.90	14'0" x 12'10"
En Suite	3.25 x 2.30	7'7" x 4'11"
Bedroom 2	4.26 x 2.60	14'0" x 10'8"
Bedroom 3	3.28 x 2.46	10'9" x 8'1"
Bedroom 4	3.51 x 2.18	11'7" x 7'2"
Bathroom	2.10 x 2.00	6'11" x 6'7"
Gross Internal Area	127m ²	1,370ft ²

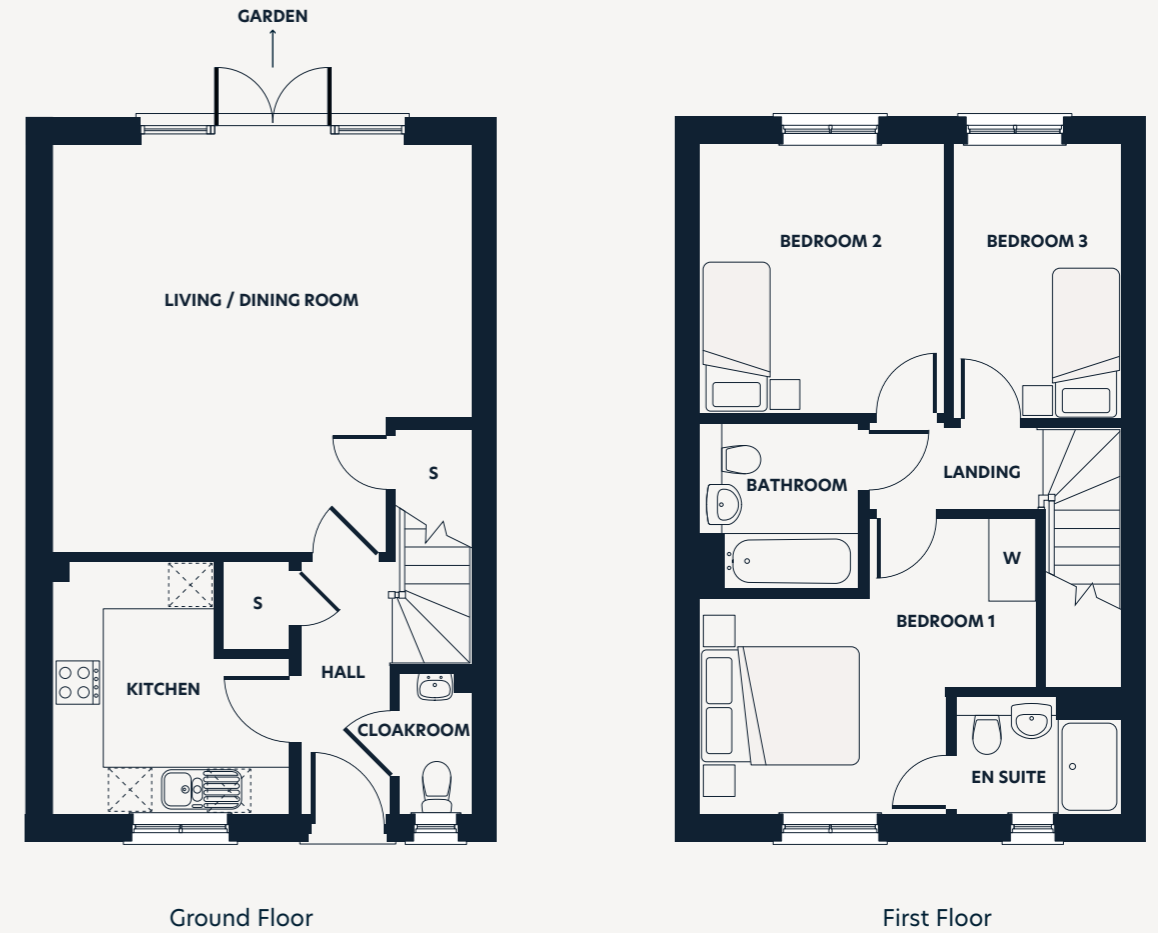
Plots 17*, 18, 20*, 21, 50* & 51

3 bedroom house
TENURE: Outright Sale (Plots 50 & 51)
TENURE: Shared Ownership (Plots 17, 18, 20 & 21)

Floorplan key

- S Storage space
- W Wardrobe
- * Indicates plot is handed

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Dimensions	m	ft
Kitchen	3.22 x 3.01	10'7" x 9'11"
Living/Dining Room	5.35 x 3.53	17'7" x 11'7"
Bedroom 1	4.26 x 3.77	14'0" x 12'5"
En Suite	2.10 x 1.50	6'11" x 4'11"
Bedroom 2	3.43 x 3.09	11'3" x 10'2"
Bedroom 3	3.51 x 2.15	11'6" x 7'1"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	91m ²	984ft ²

Plots 4, 5*, 12, 13*, 16*, 43, 46*, 47, 76 & 77*

3 bedroom house

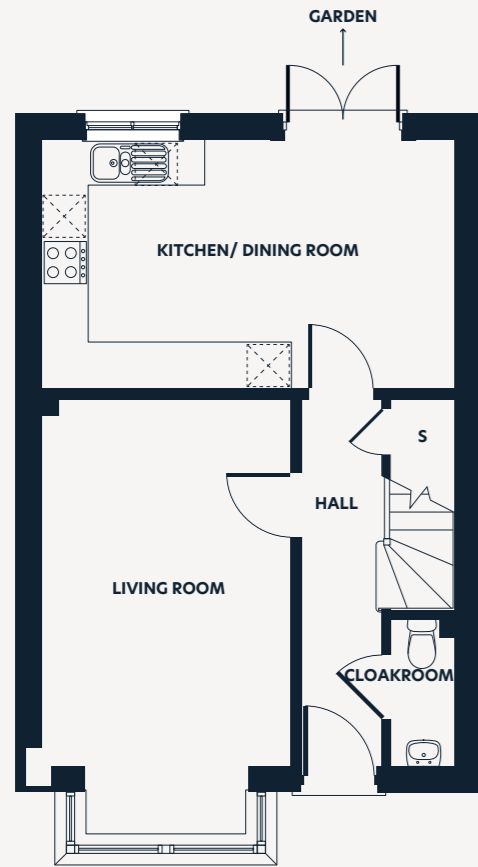
TENURE: Outright Sale (Plots 4 & 5)

TENURE: Shared Ownership (Plots 12, 13, 16, 43, 46, 47, 76 & 77)

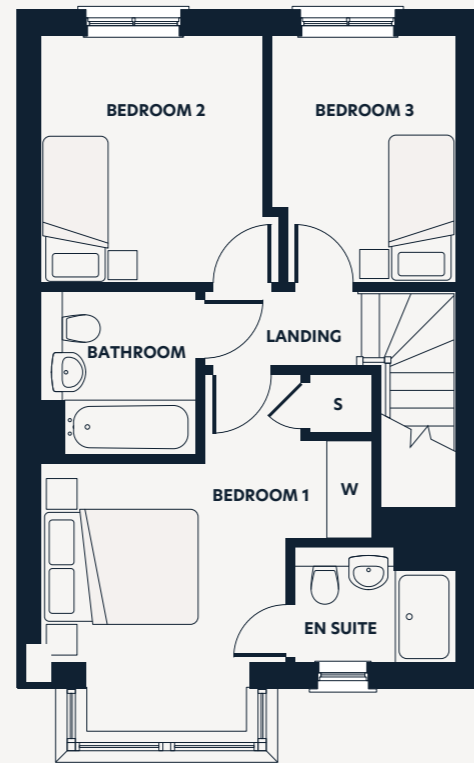
Floorplan key

- S Storage space
- W Wardrobe
- * Indicates plot is handed

Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Ground Floor



First Floor

Dimensions	m	ft
Kitchen/Dining Room	5.41 x 3.27	17'9" x 10'9"
Living Room	5.61 x 3.28	18'5" x 10'9"
Bedroom 1	4.55 x 4.31	14'11" x 14'2"
En Suite	2.10 x 1.50	6'11" x 4'11"
Bedroom 2	3.25 x 2.89	10'8" x 9'6"
Bedroom 3	3.25 x 2.40	10'8" x 7'11"
Bathroom	2.10 x 2.00	6'11" x 6'7"
Gross Internal Area	92m ²	990ft ²

Plots 68* & 69

3 bedroom house

TENURE: Shared Ownership

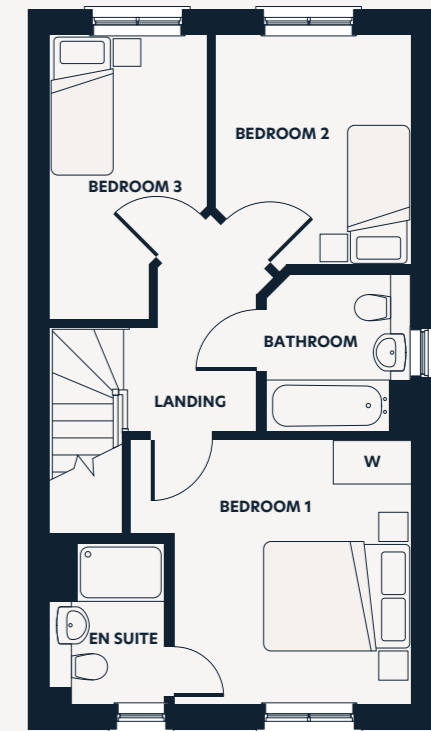
Floorplan key

- S Storage space
- W Wardrobe
- * Indicates plot is handed

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Ground Floor



First Floor

Dimensions	m	ft
Kitchen	3.73 x 2.40	12'3" x 7'10"
Living/Dining Room	4.96 x 3.76	16'3" x 12'4"
Bedroom 1	3.86 x 3.64	12'8" x 10'9"
En Suite	2.22 x 1.56	11'1" x 10'9"
Bedroom 2	3.17 x 2.69	10'5" x 8'10"
Bedroom 3	3.92 x 2.15	12'11" x 7'1"
Bathroom	2.15 x 2.00	7'1" x 6'7"
Gross Internal Area	91.5m ²	984ft ²

Plots 24*, 25, 48* & 49

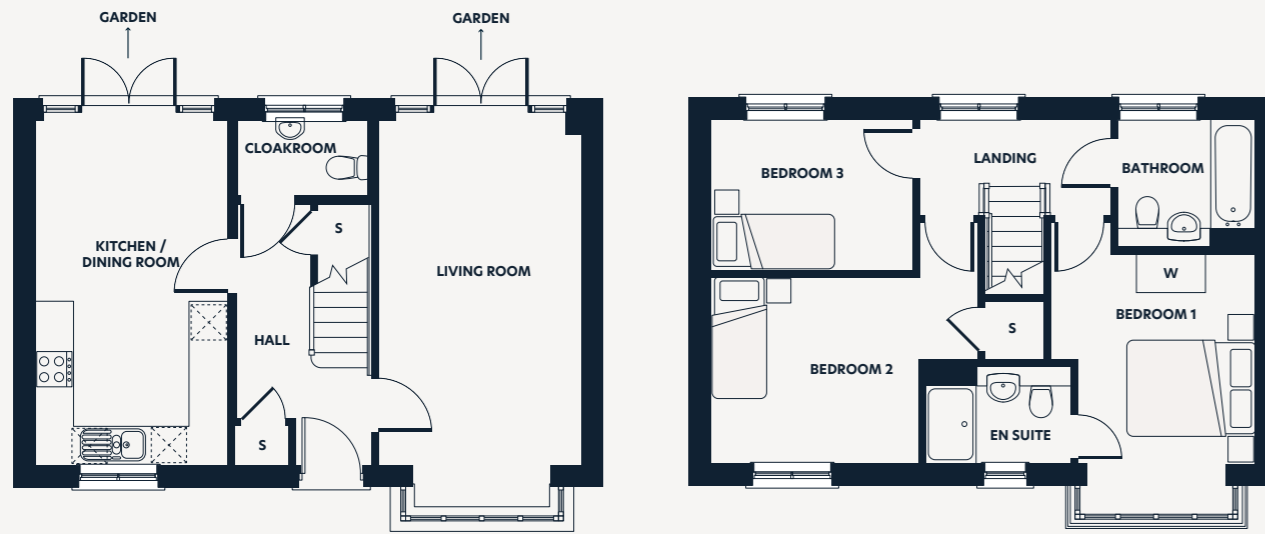
3 bedroom house

TENURE: Outright Sale (Plots 48 & 49)
 TENURE: Shared Ownership (Plots 24 & 25)

Floorplan key

- S Storage space
- W Wardrobe
- * Indicates plot is handed

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Ground Floor

First Floor

Dimensions	m	ft
Kitchen/Dining Room	5.40 x 3.02	17'9" x 9'11"
Living Room	6.30 x 3.21	20'8" x 10'6"
Bedroom 1	3.94 x 3.21	12'11" x 10'6"
En Suite	2.23 x 1.50	7'4" x 4'11"
Bedroom 2	4.21 x 2.91	13'10" x 9'7"
Bedroom 3	3.17 x 2.37	10'5" x 7'10"
Bathroom	2.14 x 2.00	7'0" x 6'7"
Gross Internal Area	95m ²	1,024ft ²

Plots 30*, 31 & 36*

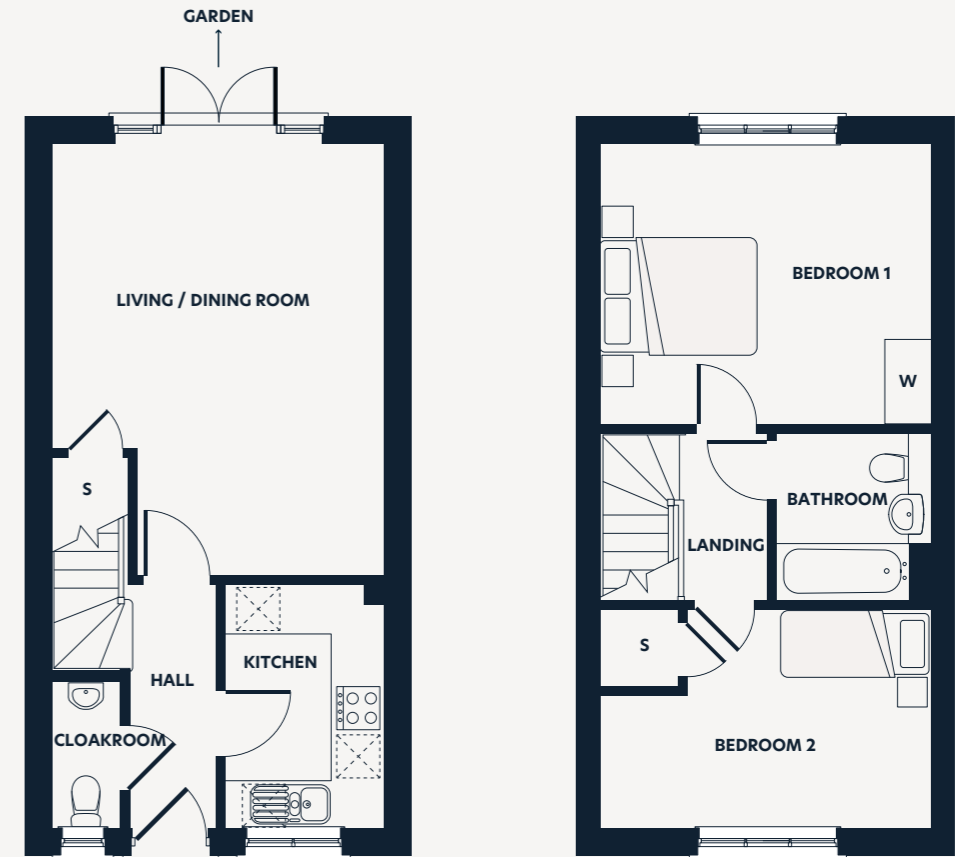
2 bedroom house

TENURE: Shared Ownership

Floorplan key

- S Storage space
- W Wardrobe
- * Indicates plot is handed

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Ground Floor

First Floor

Dimensions	m	ft
Kitchen	3.12 x 1.95	10'3" x 6'5"
Living/Dining Room	5.54 x 4.23	18'2" x 13'11"
Bedroom 1	4.23 x 3.60	13'11" x 11'10"
Bedroom 2	4.32 x 2.8	13'11" x 9'3"
Bathroom	2.10 x 2.00	6'11" x 6'7"
Gross Internal Area	74m ²	798ft ²

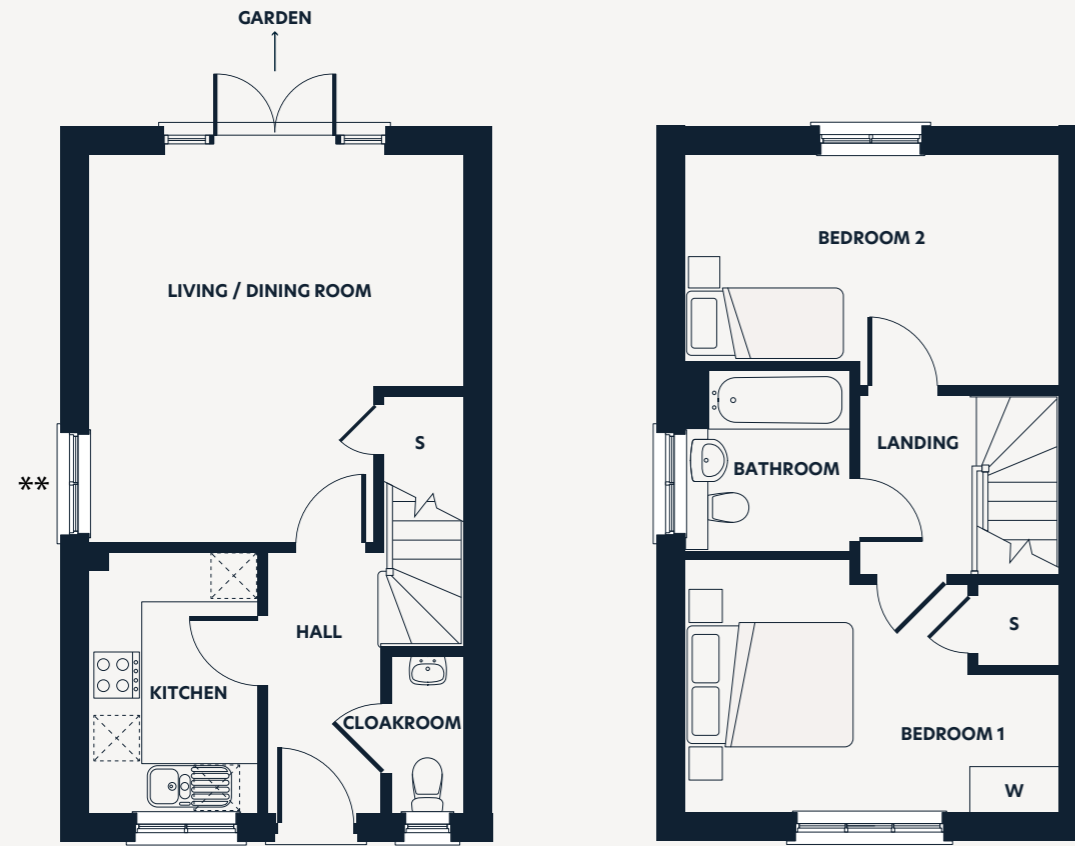
Plots 66 & 67*

2 bedroom house
TENURE: Shared Ownership

Floorplan key

- S Storage space
- W Wardrobe
- * Indicates plot is handed
- ** Window to plot 66 only

Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Ground Floor

First Floor

Dimensions	m	ft
Kitchen	3.16 x 2.01	10'5" x 6'7"
Living/Dining Room	4.71 x 4.55	15'6" x 14'11"
Bedroom 1	4.55 x 3.06	14'11" x 10'1"
Bedroom 2	4.55 x 2.81	14'11" x 9'3"
Bathroom	2.15 x 2.00	6'7" x 6'1"
Gross Internal Area	72.6m ²	781ft ²



Image depicts a typical Hyde New Homes interior.

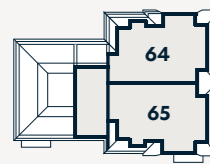
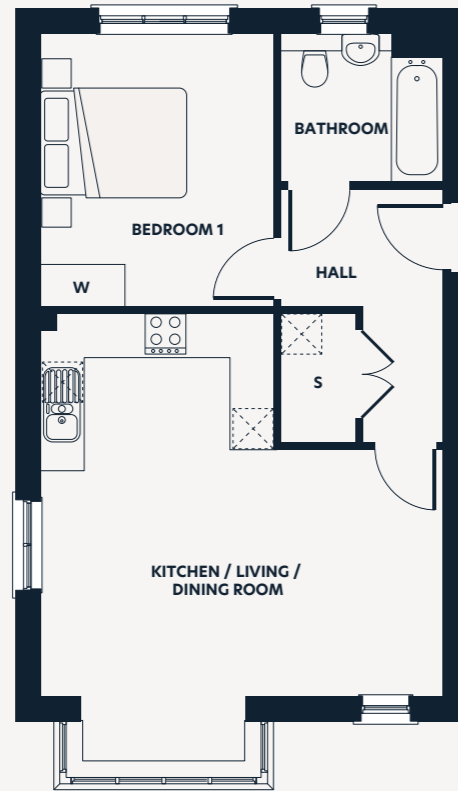
Plots 58 & 61

1 bedroom apartment
TENURE: Shared Ownership

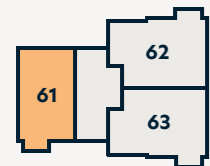
Floorplan key

- S Storage space
- W Wardrobe

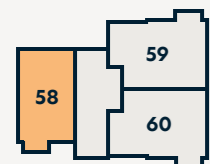
Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Second floor



First floor



Ground floor

Dimensions	m	ft
Kitchen/Living/Dining Room	6.15 x 5.52	20'2" x 18'1"
Bedroom 1	3.76 x 3.20	12'4" x 10'6"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	52m ²	564ft ²

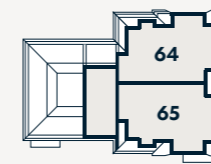
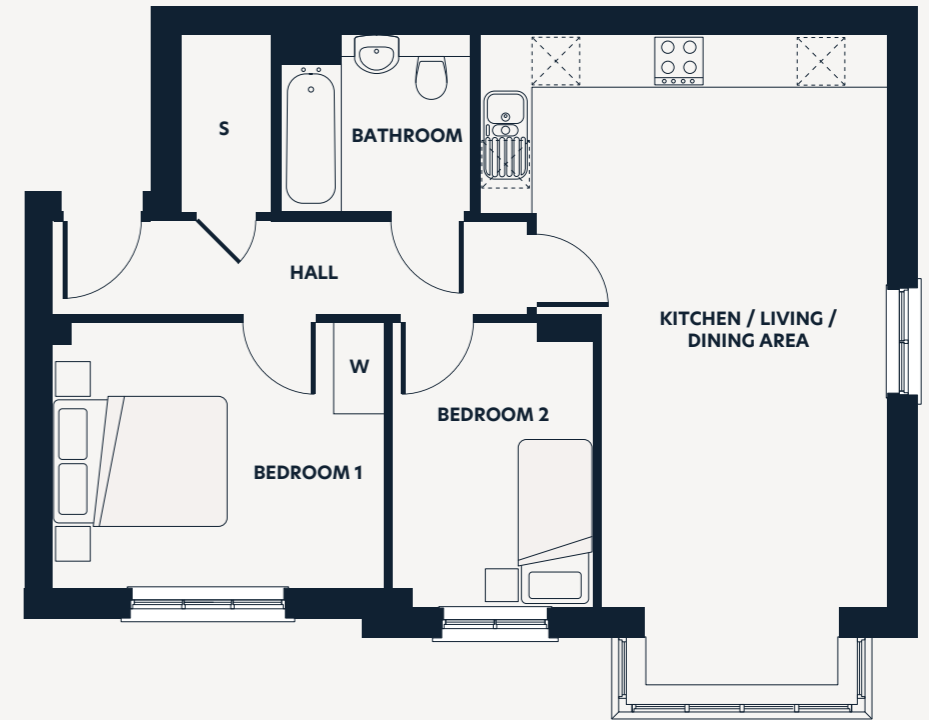
Plots 59*, 60, 62* & 63

2 bedroom apartment
TENURE: Shared Ownership

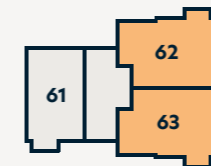
Floorplan key

- S Storage space
- W Wardrobe
- * Indicates plot is handed

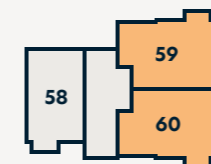
Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Second floor



First floor



Ground floor

Dimensions	m	ft
Kitchen/Living/Dining Area	7.54 x 4.72	24'9" x 15'6"
Bedroom 1	3.84 x 3.08	12'7" x 10'2"
Bedroom 2	3.30 x 2.32	10'10" x 7'8"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	62m ²	670ft ²

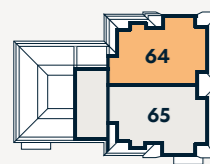
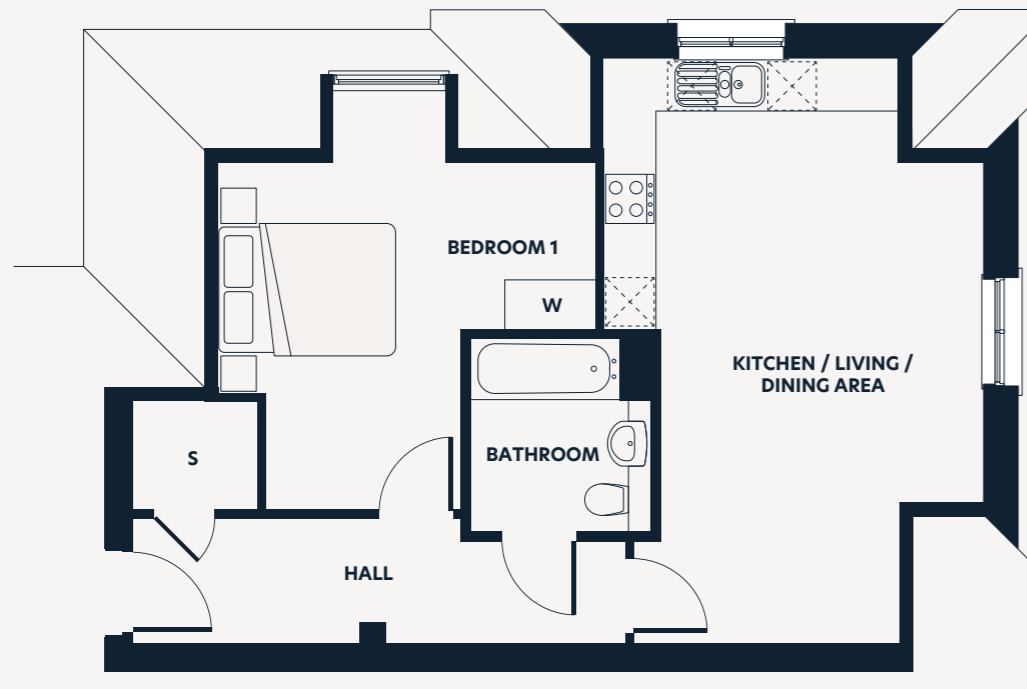
Plot 64

1 bedroom apartment
TENURE: Shared Ownership

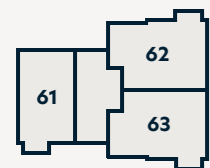
Floorplan key

- S Storage space
- W Wardrobe

Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Second floor



First floor



Ground floor

Dimensions	m	ft
Kitchen/Living/Dining Area	6.64 x 4.34	21'1" x 14'3"
Bedroom 1	4.45 x 4.29	14'7" x 14'1"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	54m ²	581ft ²

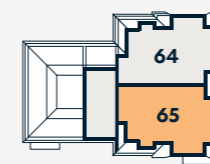
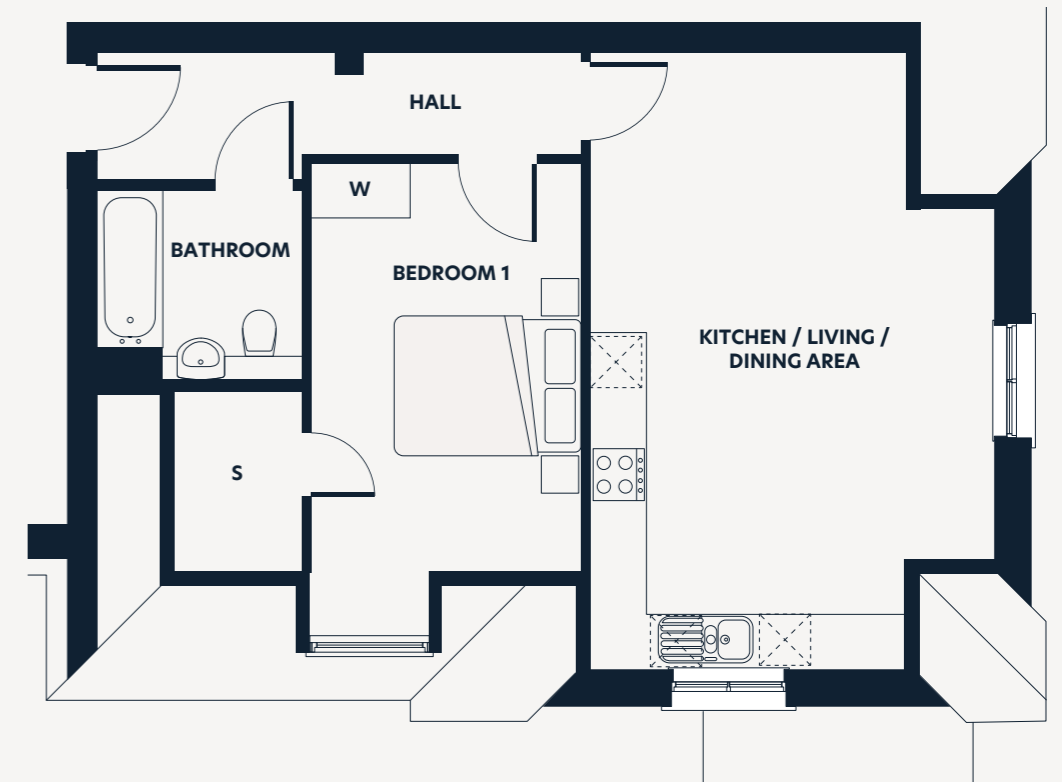
Plot 65

1 bedroom apartment
TENURE: Shared Ownership

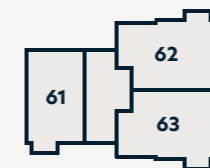
Floorplan key

- S Storage space
- W Wardrobe

Note: Refer to development layout for location of plots and direction they are facing. Floorplans are not drawn to scale. Please refer to full disclaimer at back of brochure.



Second floor



First floor



Ground floor

Dimensions	m	ft
Kitchen/Living/Dining Area	6.64 x 4.36	21'9" x 14'4"
Bedroom 1	4.94 x 2.92	16'3" x 9'7"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	54m ²	581ft ²



Buying your new home

Our in-house team of Sales Consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

Outright sale

Outright sale is the traditional route into home ownership. All our homes are designed and finished to impeccable standards, with a high specification as standard, providing outstanding value and quality. We are proud of the homes we build, and offer what we like to call the 'Hyde Difference'.

Shared ownership

Shared ownership is a government-backed scheme designed to enable buyers to purchase a percentage of the equity, which is affordable to them, in a new home. The buyer then pays a subsidised rent for the unsold equity and a monthly service charge to the Hyde Group. This means that the initial deposit required is also smaller than when you buy your home outright. Shared ownership home owners have the same rights and responsibilities as a full owner occupier. We also ensure we provide the same high-quality product as buying outright.

Help to Buy: Equity Loan



The revised Help to Buy scheme is available to first-time buyers. Under the government-backed scheme you can borrow 20% of a property's value as long as you can provide a further 5% of the value as deposit. You would then need to secure a mortgage for the remaining 75%.



To find out more about the home buying options we offer visit [hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)

My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments
- ✓ Follow your sales progression in real time

About Hyde New Homes

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit hyde-housing.co.uk.

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home. Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and we will be in touch with you regularly over the first few months. During this time, we engage an independent research company called In-house to conduct feedback surveys on our behalf. Over 90% of customers have said they would recommend us to friends and family. We are delighted that, as a result, we have been granted the In-house Gold Award accolade for the eighth year running.

The Hyde difference

- Over 90% customer satisfaction for eight consecutive years
- High specification as standard
- 999 year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)



91.9% of our customers would recommend us to a friend

What our customers say

"As a first-time buyer my Sales Consultant single handedly helped and guided me, what she promised, she did. She was considerate and a good timekeeper which is very important".

Purchaser at Hyde Village, London N7

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



www.carbonbalancedprint.com
CBP2224



Hyde
New Homes

Directions to Whitstable Heights

Sat Nav Address: CT5 1PR



Driving from

- London: Take the A2 joining the M2 at Rochester. Continue on the M2 following signs for Dover/Channel Tunnel/Canterbury/Chatham. Continue onto Thanet Way/A229 then take the exit towards Whitstable/Canterbury and continue on Thanet Way A2990. Whitstable Heights is on the left.



Map not to scale.

Contact: 0345 606 1221
hydenewhomes.co.uk

Disclaimer: Floorplans are not to scale and are indicative only. Location and style of windows, doors, kitchen units, appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. November 2021.