

PHASE ONE

THE  
RESIDENCE

HYPHE





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# THE RESIDENCE

The Residence is for those who want a premier location on the South Coast. Choose from 20 immaculately-presented apartments located on Hythe's shoreline, with private allocated parking and an exclusive residents-only landscaped courtyard.



Hythe is a haven for those who desire unspoilt coastal living. Emphasis is on the crunch of pebbles underfoot, the waves breaking on the shore and the breathtaking natural beauty that unfolds in every direction.





## To the sea...

**A walk along the Hythe beachfront is restorative in its pure simplicity: expanses of shingle shoreline, weatherboarded boat sheds, historic Martello towers and the coast's distinctive sound mirrors. Why not time your arrival at Fisherman's Beach as the day's catch is being brought to shore, watch the white sails billow in the breeze outside Hythe & Saltwood Sailing Club or stop at Hythe's Imperial Hotel for luxurious spa treatments, a round of golf or afternoon tea?**

Hythe's wide promenade links to Sandgate and on to Folkestone – the latter home to the award-winning Rocksalt restaurant, which wows with its menu and panoramic harbour views. Alternatively, head in the opposite direction for the wild, windswept beauty of the Hythe Ranges and three miles of sandy shoreline at Dymchurch.



## Shop & social

Inland highlights are just as alluring as by the sea. Hide and Fox restaurant in Hythe's Saltwood enclave is where Kentish-born chef Allister Barsby has already won a Michelin star for his outstanding cuisine, while Unit 1 near the canal features innovative pop-up street food vendors and a bar stocked with locally-brewed beer made from Hythe hops.

Hythe High Street is one of the best in Kent – run by locals, for locals. The twice monthly farmers' market is a wonderful place to stock up on local produce and specialty goods, while the street itself is lined with independent, creative and curious stores. Shop everything from homewares, flowers and fashion to beauty, books and fine chocolates. Extend your browsing time with a visit to The Malthouse – a mix of antique, collectable, art and craft stalls under one roof – before completing your weekly shop at Hythe's Waitrose.

Although it is hard to tire of Hythe, there is much to see in the close vicinity. Take a nostalgic trip on the Romney, Hythe & Dymchurch Railway, spot wildlife at Samphire Hoe nature reserve or wonder at the 100 square miles of Romney Marsh wetlands. Also close by are Port Lympne Safari Park and Brockhill Country Park.



The Hythe Imperial Hotel

Hythe is one of the five original Cinque Ports, together with Dover, Sandwich, Hastings and New Romney. Up until the 14th century, the town served as a centre of naval excellence at the command of royalty, complemented by the Royal Military Canal – a 28-mile Napoleonic-era defensive moat built to deter invasion. The legacy is to be enjoyed every day, with a host of heritage buildings to explore, a rich history to learn and waterside vistas to enjoy.

# Arrangement of the apartments

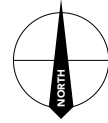




# Ground Floor

**Block A:** Apartments: 1, 2, 6 & 7

**Block B:** Apartments: 11, 12, 16 & 18



69 m<sup>2</sup> / 743 ft<sup>2</sup>

## Apartment 7 & 17

Living / Kitchen / Dining	6.0 x 6.2 m	19' 8" x 20' 4"
Bedroom 1	3.2 x 3.7 m	10' 6" x 12' 2"
Bedroom 2	2.8 x 4.2 m	9' 2" x 13' 9"
Garden	26 m <sup>2</sup>	283 ft <sup>2</sup>

58 m<sup>2</sup> / 622 ft<sup>2</sup>

## Apartment 2 & 12

Living / Kitchen / Dining	3.2 x 7.2 m	10' 6" x 23' 7"
Bedroom 1	4.1 x 3.0 m	13' 5" x 9' 10"
Bedroom 2	2.9 x 3.2 m	9' 6" x 10' 6"
Garden	8 m <sup>2</sup>	83 ft <sup>2</sup>

59 m<sup>2</sup> / 635 ft<sup>2</sup>

## Apartment 6 & 16

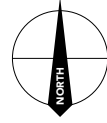
Living / Kitchen / Dining	3.3 x 7.2 m	10' 10" x 23' 7"
Bedroom 1	4.2 x 3.0 m	13' 9" x 9' 10"
Bedroom 2	2.9 x 3.2 m	9' 6" x 10' 6"
Garden	8 m <sup>2</sup>	88 ft <sup>2</sup>

69 m<sup>2</sup> / 743 ft<sup>2</sup>

## Apartment 1 & 11

Living / Kitchen / Dining	6.0 x 6.2 m	19' 8" x 20' 4"
Bedroom 1	3.2 x 3.7 m	10' 6" x 12' 2"
Bedroom 2	2.8 x 4.2 m	9' 2" x 13' 9"
Garden	7 m <sup>2</sup>	78 ft <sup>2</sup>

# First Floor



**Block A:** Apartments: 3, 4, 8 & 9

**Block B:** Apartments: 13, 14, 18 & 19



67 m<sup>2</sup> / 720 ft<sup>2</sup>

## Apartment 9 & 19

Living / Kitchen / Dining	6.0 x 5.0 m	19' 8" x 13' 9"
Bedroom 1	3.2 x 3.7 m	10' 6" x 12' 2"
Bedroom 2	2.8 x 4.2 m	9' 2" x 13' 9"
Balcony	6 m <sup>2</sup>	64 ft <sup>2</sup>

55 m<sup>2</sup> / 593 ft<sup>2</sup>

## Apartment 4 & 14

Living / Kitchen / Dining	3.2 x 6.0 m	10' 6" x 19' 8"
Bedroom 1	4.1 x 3.0 m	13' 5" x 9' 10"
Bedroom 2	2.9 x 3.2 m	9' 6" x 10' 6"
Balcony	7 m <sup>2</sup>	71 ft <sup>2</sup>

56 m<sup>2</sup> / 605 ft<sup>2</sup>

## Apartment 8 & 18

Living / Kitchen / Dining	3.3 x 6.0 m	10' 10" x 19' 8"
Bedroom 1	4.2 x 3.0 m	13' 9" x 9' 10"
Bedroom 2	2.9 x 3.2 m	9' 6" x 10' 6"
Balcony	7 m <sup>2</sup>	71 ft <sup>2</sup>

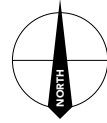
67 m<sup>2</sup> / 720 ft<sup>2</sup>

## Apartment 3 & 13

Living / Kitchen / Dining	6.0 x 5.0 m	19' 8" x 13' 9"
Bedroom 1	3.2 x 3.7 m	10' 6" x 12' 2"
Bedroom 2	2.8 x 4.2 m	9' 2" x 13' 9"
Balcony	6 m <sup>2</sup>	64 ft <sup>2</sup>

# Second Floor

**Block A:** Apartments: 5 & 10  
**Block B:** Apartments: 10 & 20



116 m<sup>2</sup> / 1246 ft<sup>2</sup>

## Apartment 10 & 20

Living / Kitchen / Dining	8.3 x 5.8 m	27' 4" x 19' 0"
Bedroom 1	4.2 x 3.5 m	13' 10" x 11' 5"
Bedroom 2	5.2 x 2.9 m	16' 12" x 9' 4"
Bedroom 3	6.1 x 4.5 m	19' 11" x 14' 8"

115 m<sup>2</sup> / 1236 ft<sup>2</sup>

## Apartment 5 & 15

Living / Kitchen / Dining	8.3 x 5.8 m	27' 4" x 19' 0"
Bedroom 1	4.1 x 3.5 m	13' 5" x 11' 5"
Bedroom 2	5.1 x 2.9 m	16' 8" x 9' 4"
Bedroom 3	6.1 x 4.5 m	19' 11" x 14' 8"

# Specification



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## Kitchens

- Contemporary German soft closing kitchen cabinets and drawers.
- German laminate work surfaces, 40mm thick with 100mm up stand. Full height splash back behind hob.
- LED feature lighting to underside of wall cabinets.
- LED down lighters to kitchen area.
- Blanco Composite single bowl sink with mixer tap.
- Bosch built in single multi-function oven.
- Bosch 4 zone ceramic hob.
- Bosch integrated extractor.
- Bosch integrated dishwasher.
- Blaupunkt integrated fridge/freezer.
- Fully integrated washer-dryer.

## Bathrooms

- White wash hand basin with mixer tap on wall mounted unit with storage cupboards below.
- White wall mounted toilet with soft seat and concealed system.
- White bath with thermostatic built in mixer (apartments 1, 3, 7, 9, 11, 13, 17 and 19 only).
- Glass shower enclosure.
- Rain shower head and shower hand set, both with thermostatic controls to en-suites and bathrooms.
- Mirror over wash basin with LED lights , demister and capacitive sensor.

## Electrical & Lighting

- White Moulded sockets from the Premera range by Eaton offering a modern aesthetically edged styled appearance.
- Audio and video access control system from individual flats to main entrance. Each apartment to include a door bell system and wireless portable chime kit.
- Extract fans in bathrooms and en suites concealed within the ceiling voids with run-on timers connected to the local lighting circuit.
- The developer will order, instruct and pay for the incoming telephone lines and fibre optic cables for broadband internet via BT and/or Virgin Media.
- Telephone outlet box in each apartment lounge for master telephone point.
- Flush square outlet box in each apartment living room and Main Bedroom for Virgin Cable TV Broadband.
- White ceiling pendant light fittings to Bedrooms.
- Circular recessed LED luminaries with white bezel to Bathroom, En-suites and kitchen.
- Circular recessed LED luminaries with Chrome bezel to Lounge/Dining and circulation spaces.
- All lights are dimmable.

### Interior Finishes

- Contemporary solid core internal doors with a veneer finish in charcoal grey.
- Stainless steel internal door furniture throughout.
- Luxury vinyl floor planks with wood effect to Kitchen/Living area, Bedrooms and Entrance Hall.
- Porcelain floor tiles to Bathrooms and En Suites.
- Full height ceramic wall tiling to Bathrooms and En Suites with feature tiled panel to rear of the bath and shower.
- White painted walls and ceilings throughout.
- White painted skirting and architraves.

### Heating

- Under floor electric mat heating to Lounge/Dining, Kitchen, Bathroom, En-suites and Hall/Entrance.
- Oil fired contemporary style panel heaters to Bedrooms.

### Security & Fire Safety

- Audio and video access control system from individual flats to main entrance doors.
- CCTV camera coverage of all external areas.
- Pathways illuminated by bollards.
- Individual apartment door viewers.
- Mains fed smoke/heat detectors with battery back up.

### External Finishes

- Insulated Sto rendered walls in cream.
- Anthracite grey UPVC double glazed windows and doors.
- Multi point locking entrance and balcony doors.
- Decking to balconies.
- Paving to private patio gardens.
- External lighting to terrace and balconies.
- Wall/fenced private gardens to frontage.
- Electrical vehicle charge points. \*Subject to connection to provider

### Communal Facilities

- Landscaped gardens.
- Gated entrance to the site.
- Illuminated access pathways.
- Designated parking space for each apartment.

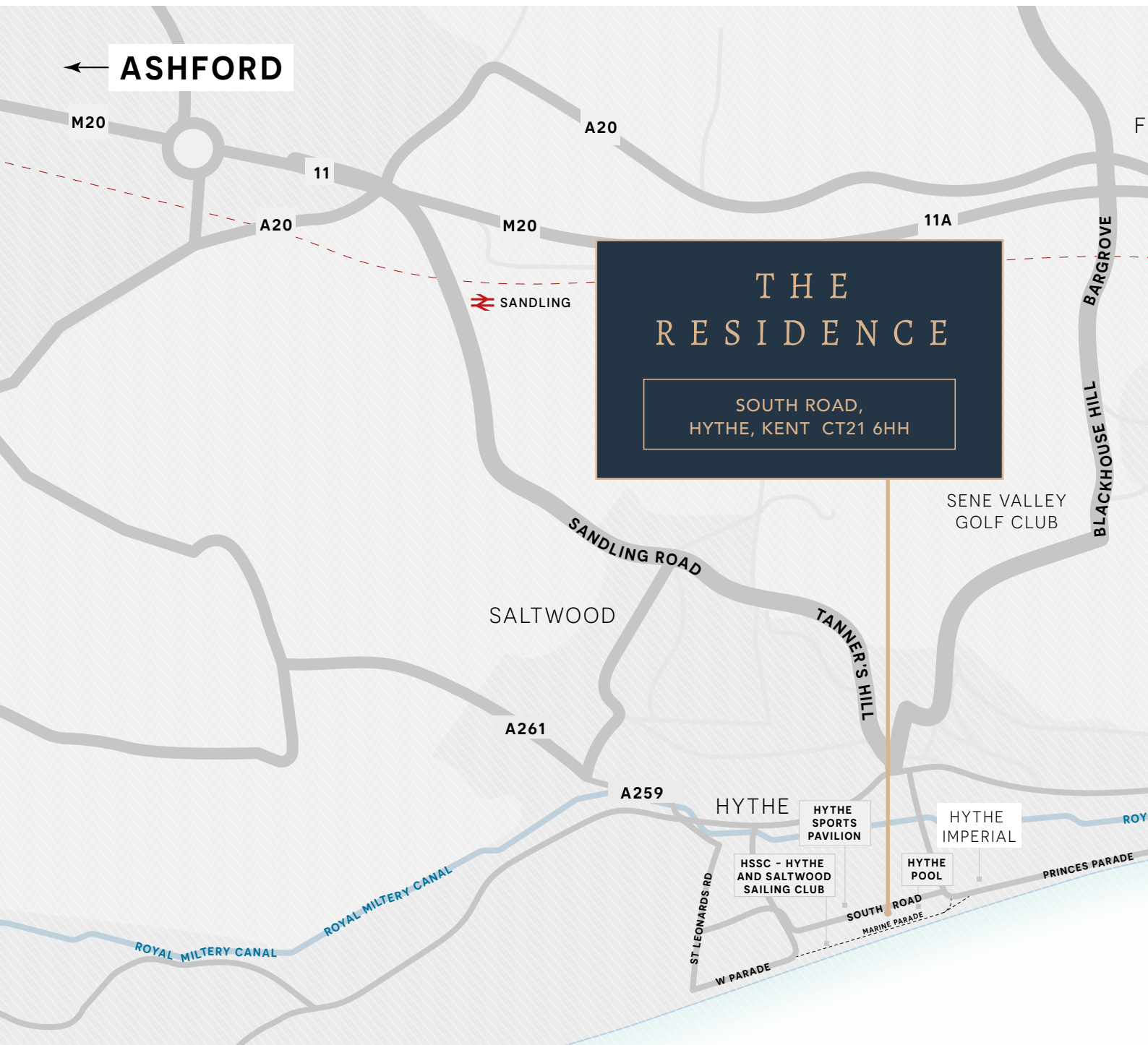
### Optional Upgrades

- Built in wardrobes.





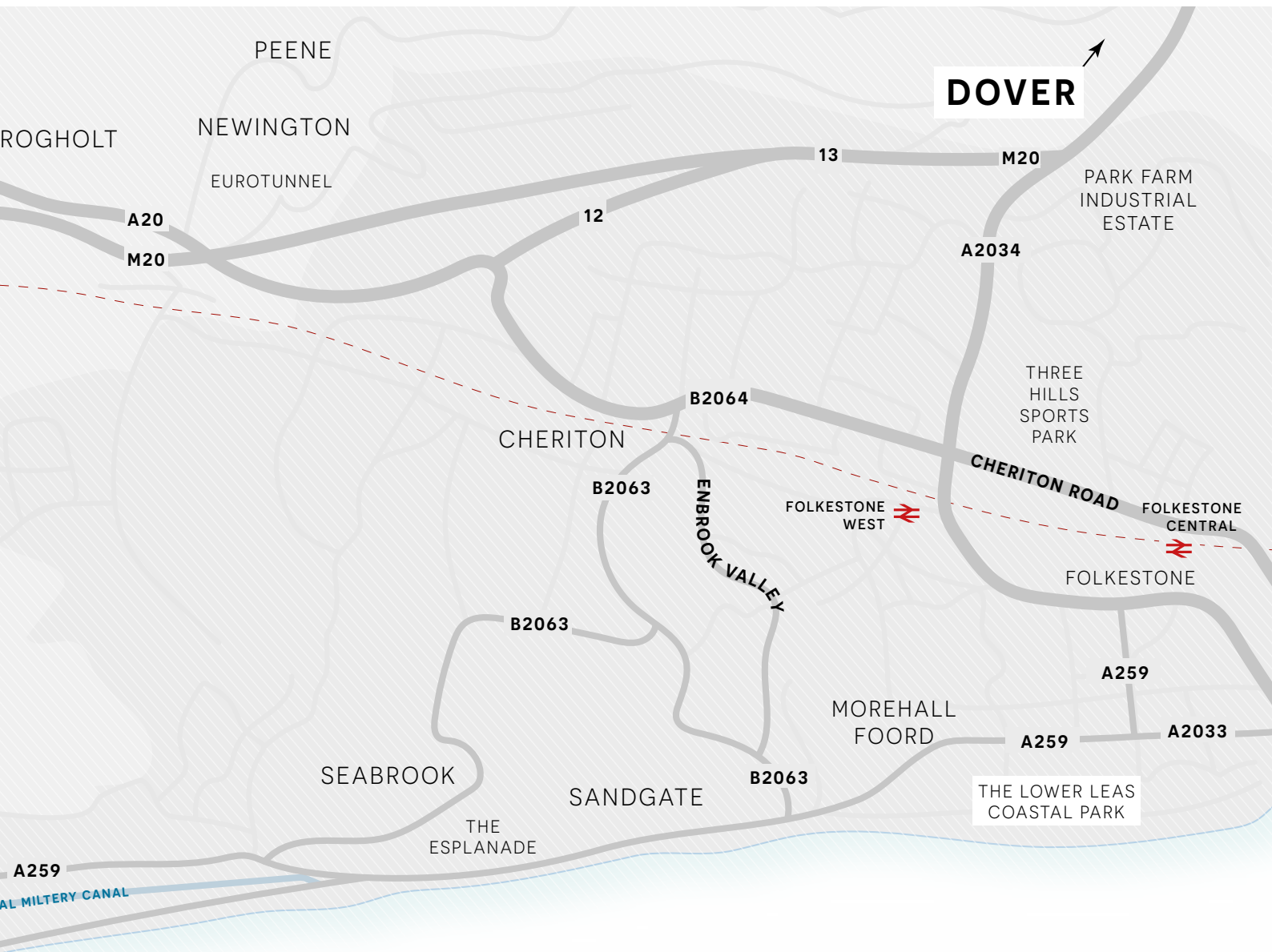
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## Travel times

Hythe presents the perfect coastal escape, with miles of shoreline to explore on foot and by car. The Residence occupies a most central position in the town, with the area's best amenities within walking distance. Train stations at Sandling and Folkestone are ready and waiting for when residents want to spread their wings, with both stations in Folkestone serviced by high speed trains to London and mainland Europe.





## On foot

Hythe Swimming Pool	Hythe Sports Pavilion	Hythe beachfront	Hythe & Saltwood Sailing Club	Hythe Imperial Hotel & Spa
1 minute	2 minutes	3 minutes	5 minutes	5 minutes

## By car

Sene Valley Golf Club	Sandgate	Sandling train station	Folkestone Harbour Arm	Ashford Designer Outlet
5 minutes	7 minutes	7 minutes	20 minutes	26 minutes

## By train (departing from Sandling station)

Folkestone Central	Ashford International	Tonbridge	London St. Pancras	London Bridge
8 minutes	12 minutes	50 minutes	54 minutes	1h23mins



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An exclusive new  
address on the  
south coast



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