



A brand new exclusive development of fourteen detached homes within a private close

FORELAND *Heights*



FORELAND HEIGHTS IN RAMSGATE IS A BRAND NEW EXCLUSIVE DEVELOPMENT consisting of fourteen detached homes within a private close, tucked away off Canterbury Road East.

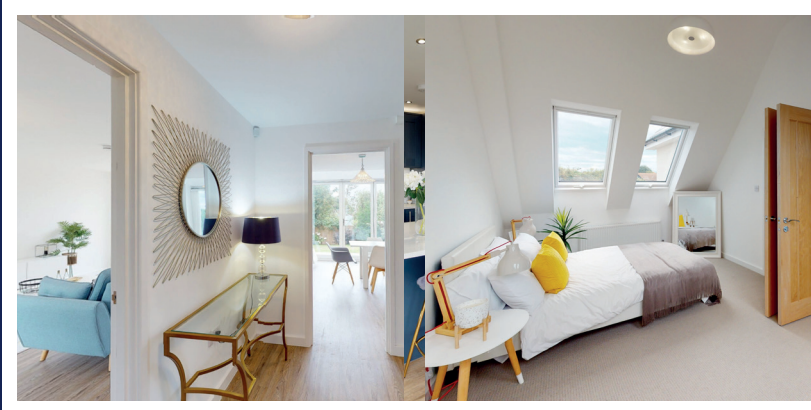
These executive four and five bedroom contemporary modern homes boast light, space and luxury; they would make the ideal family home and in a fantastic location for that second sea side property. Each property includes a downstairs cloak room, utility room, a huge open plan kitchen/diner/lounge with integrated kitchen appliances and an island, with

sleek bi folding doors opening out onto the paved patio and lawned garden area, ideal for entertaining! All bedrooms are a generous size, with a family bathroom and two-three ensuites.

Foreland Heights has been built to a very high quality and been built by a reputable local builder. All homes come with off street parking, flooring throughout and come with an ICW ten year warranty,

THE **FORELAND 5 BED** | 2046 SQ.FT | PRICES FROM **£625,000**
THE **PEGWELL 4 BED** | 1905 SQ.FT | PRICES FROM **£590,000**

*Please note the internal images used are of Plot 10 the show home.

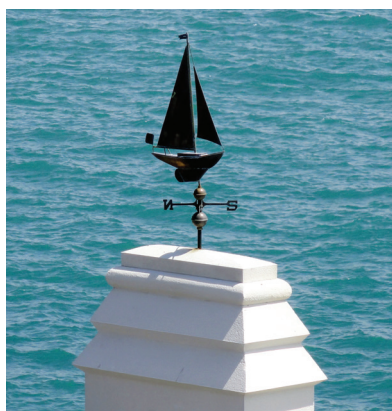


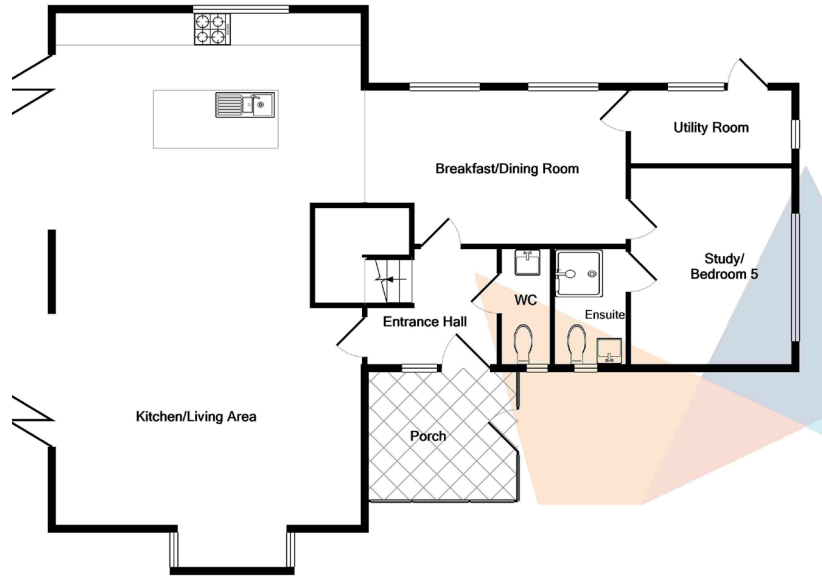
RAMSGATE IS SITUATED ON THE SOUTHERLY ASPECT OF THE ISLE OF THANET and is home to the country's only Royal Harbour, its status being granted by King George IV in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin.

In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade.

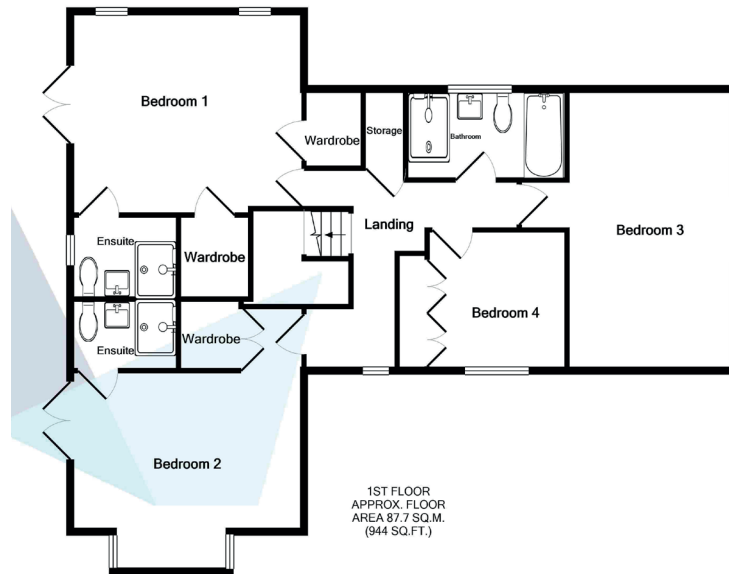
The town has associations to many well-known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre.

With the recent recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.





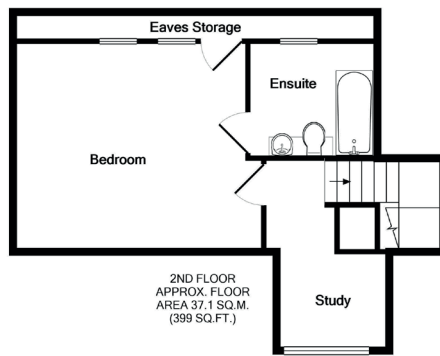
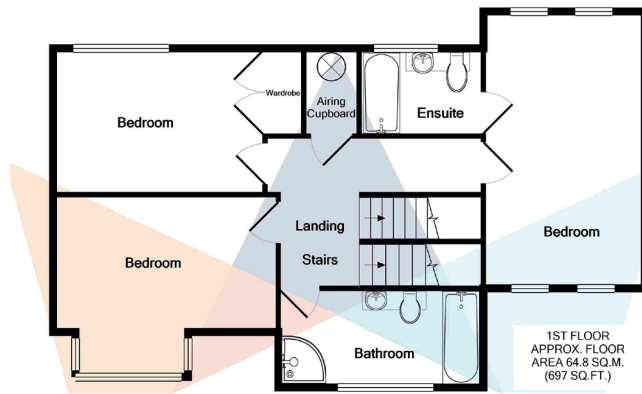
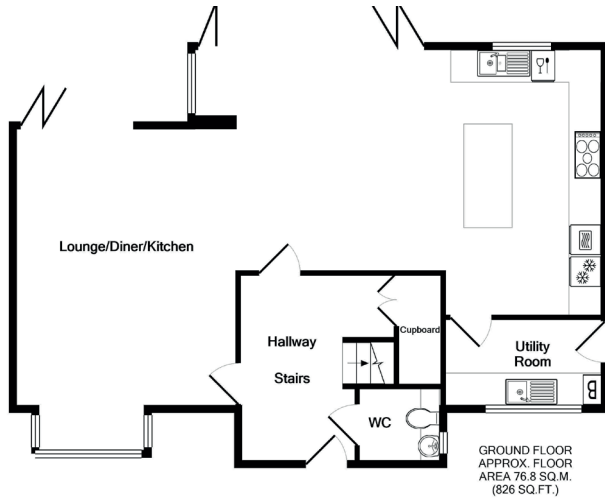
GROUND FLOOR
APPROX. FLOOR
AREA 102.4 SQ.M.
(1102 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 87.7 SQ.M.
(944 SQ.FT.)

TOTAL APPROX. FLOOR AREA 190.0 SQ.M. (2046 SQ.FT.)

THE FORELAND



TOTAL APPROX. FLOOR AREA 178.6 SQ.M. (1923 SQ.FT.)

THE PEGWELL

General Build Specification

- Traditional gas fired heating system with continuous pipe runs to individual manifolds and traditional hot water system
- Under floor heating to ground floor, standard radiators to first and above
- uPVC TRIPLE glazed A ++ rated windows
- All bi-fold doors and glass extension items generally in aluminium frames, double glazed A rated with active glass to any glass roofs
- Composite 'A' rated front door
- All mains services provided including high speed internet
- TV cabling to all main rooms and bedrooms
- Phone points in living room, kitchen, hall and master bedroom
- Ground floor finished with Camaro vinyl flooring
- Stairs, landings and all bedrooms carpeted
- Bathrooms finished with Camaro vinyl flooring
- Pre-wiring for burglar alarms

- Outside patio areas be paved level
- Garden areas ready laid to turf
- All boundary fencing erected
- Drives and pathways block paved
- External security lighting to front and rear
- Stylish shed or carport as optional extra
- All properties have a 10 year structural warranty

KITCHEN APPLIANCES

Kitchens and utility rooms are fitted with high quality units including integrated appliances, fridge/freezer, washing machine/dryer and dishwasher. The ovens, hobbs and extractors are by Neff, AEG or Zanussi.

BATHROOMS

Bathrooms are fitted with high quality sanitary ware, LED lit mirrors, charger/shaver points and down lights. High quality coordinating ceramic tiles to bathroom and shower areas.

PLOT NO.	TYPE	ACCOMMODATION	BATHROOMS	SIZE
11	The Pegwell Show home	4 Bed Detached House	3 Bathrooms	1905 sq.ft.
5	The Foreland	5 Bed Detached House	4 Bathrooms	2045 sq.ft.
6	The Foreland	5 Bed Detached House	4 Bathrooms	2045 sq.ft.
7	The Foreland	5 Bed Detached House	4 Bathrooms	2045 sq.ft.
8	The Foreland	5 Bed Detached House	4 Bathrooms	2045 sq.ft.
9	The Pegwell	4 Bed Detached House	3 Bathrooms	1905 sq.ft.

