



HUNDREDS HOUSE

WESTGATE-ON-SEA



13 TWO BED APARTMENTS



miles&barr

LAND & NEW HOMES



Hundreds House is an exciting new development of just 13 two bedroom apartments in the sought after seaside town of Westgate-on-Sea in Kent.

THESE CONTEMPORARY APARTMENTS HAVE BEEN BUILT BY A REPUTABLE BUILDER AND INCLUDE INTEGRATED KITCHEN APPLIANCES, MODERN ENSUITE BATHROOMS, PRIVATE PARKING AND A TEN YEAR BUILDZONE WARRANTY.

Each ground floor home offers a private patio garden, all first floor apartments include Juliet balconies and some offer views over the communal grounds which are available for all residents to enjoy. There is a communal lift within the building, visitors parking bays and electric car charging points on site.

Whether you're searching for your first home, holiday home or looking to downsize these homes would suit an array of buyers and completion is due in Spring 2022.

To register your interest or for further information, please contact
Land & New Homes • landandnewhomes@milesandbarr.co.uk • 01304 273 340





Westgate is widely regarded as a well-kept secret amongst the towns and villages along the north coast of Kent.

THIS PICTURESQUE VILLAGE WITH ITS CANOPIED SHOPS IS A PERFECT BASE FOR COMMUTING, SHOPPING LOCALLY OR IN CANTERBURY & WESTWOOD CROSS, OR ENJOYING THE BLUE FLAG BEACHES & OUR LOCAL SEA FRONT PUB.

Once known as Mayfair-by-the-sea when wealthy Londoners visited for the summer, it still boasts many grand and historic buildings such as our magnificent listed Carlton Cinema and stunning balcony apartments overlooking garden squares.

Westgate-on-Sea is just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey, then just take the train from Westgate straight through to London Victoria. Travel in the other direction and just two stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate.

There are a number of schools in the Westgate area ranging from nursery through to Secondary education, not forgetting the doctor's surgery.



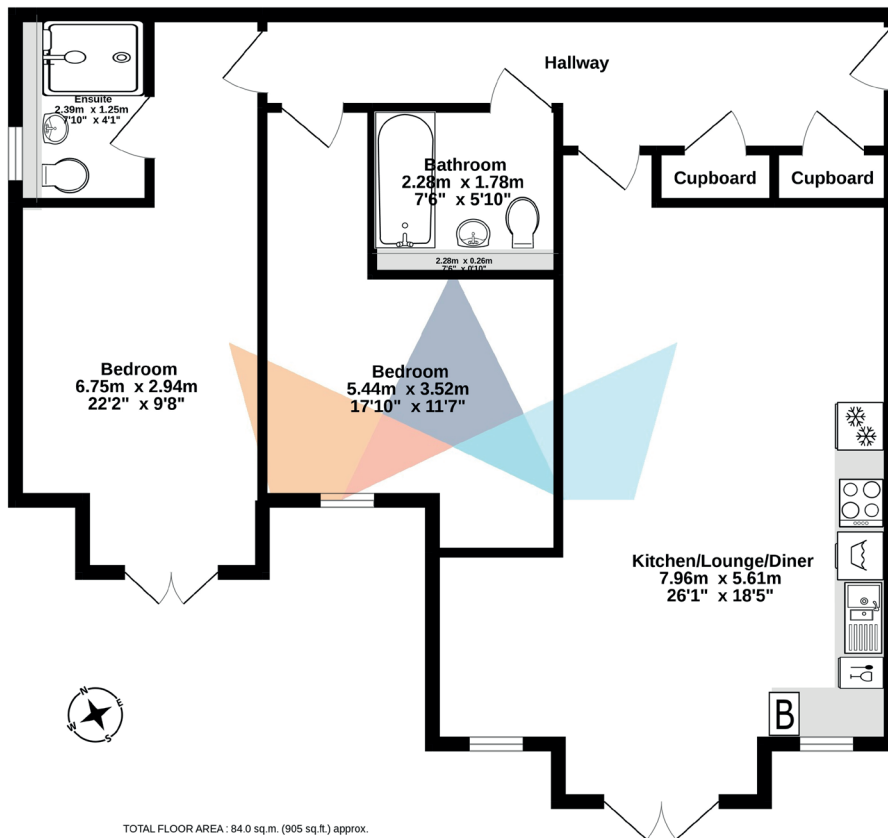
Those who enjoy sport will find a magnificent 18 hole golf club, windsurfing along West Bay, endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides.

A popular residential area for young families, London commuters, second home purchasers and the retired.

HUNDREDS HOUSE

APARTMENT ONE

GROUND FLOOR
84.0 sq.m. (905 sq.ft.) approx.



TOTAL FLOOR AREA: 84.0 sq.m. (905 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

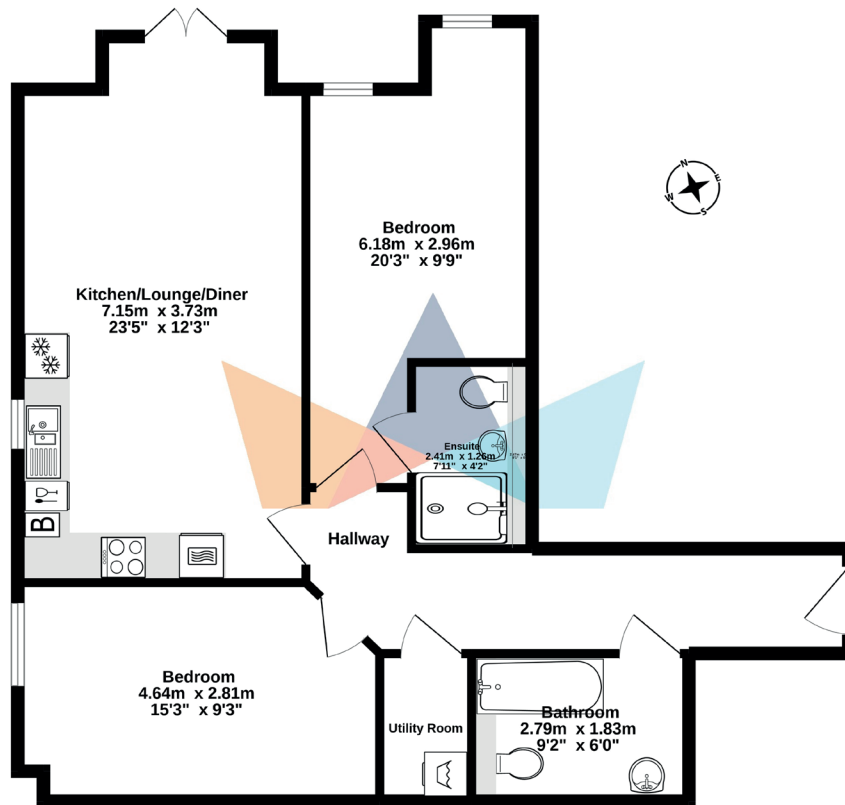
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HUNDREDS HOUSE

APARTMENT TWO

GROUND FLOOR
77.0 sq.m. (829 sq.ft.) approx.



TOTAL FLOOR AREA: 77.0 sq.m. (829 sq.ft.) approx.

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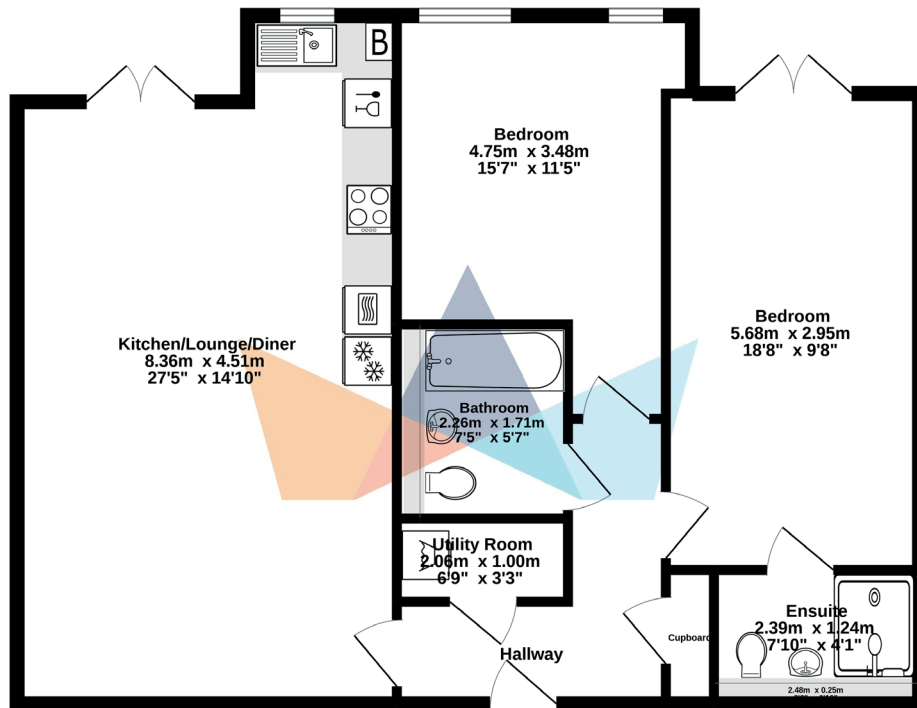
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HUNDREDS HOUSE

APARTMENT THREE

GROUND FLOOR
84.7 sq.m. (912 sq.ft.) approx.



TOTAL FLOOR AREA : 84.7 sq.m. (912 sq.ft.) approx.

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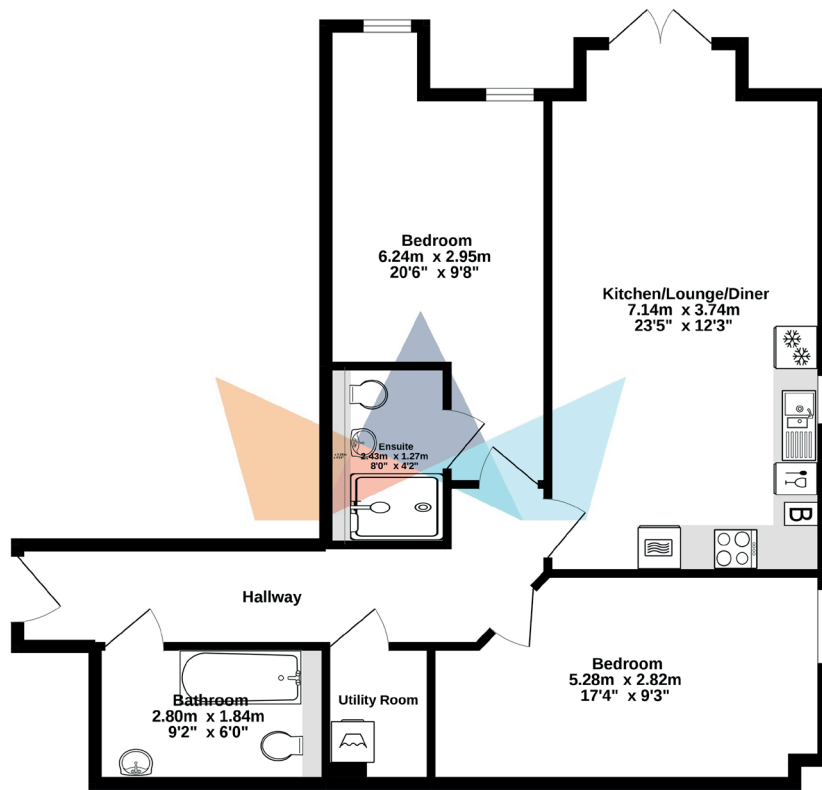
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HUNDREDS HOUSE

APARTMENT FOUR

GROUND FLOOR
78.8 sq.m. (848 sq.ft.) approx.



TOTAL FLOOR AREA: 78.8 sq.m. (848 sq.ft.) approx.

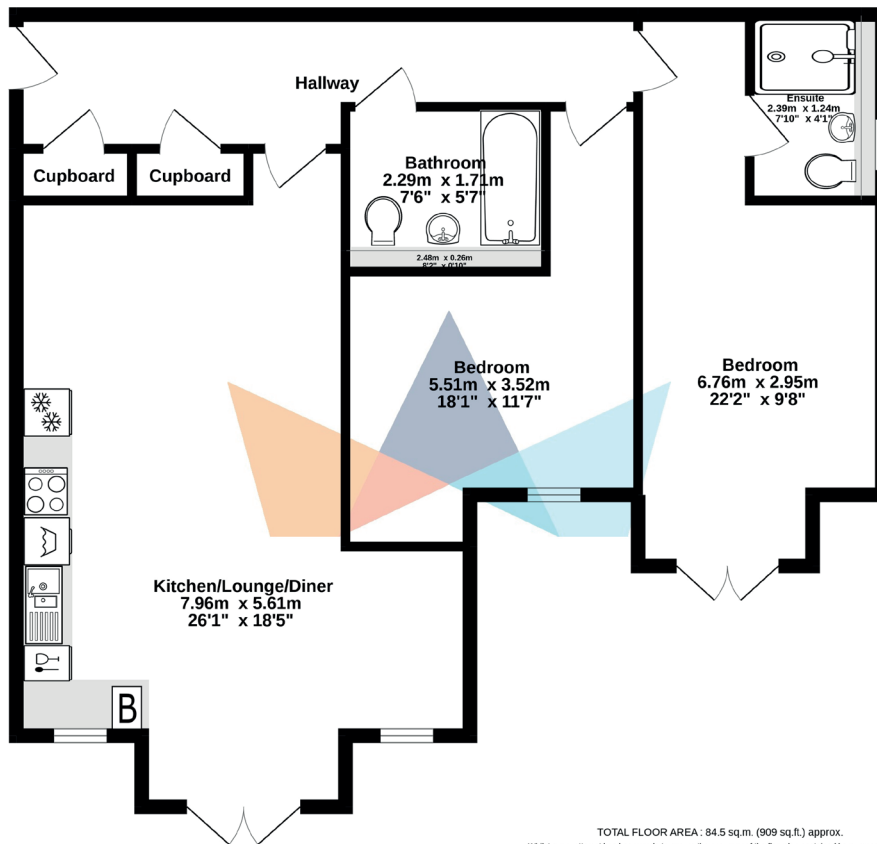
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APARTMENT FIVE

GROUND FLOOR
84.5 sq.m. (909 sq.ft.) approx.



TOTAL FLOOR AREA: 84.5 sq.m. (909 sq.ft.) approx.

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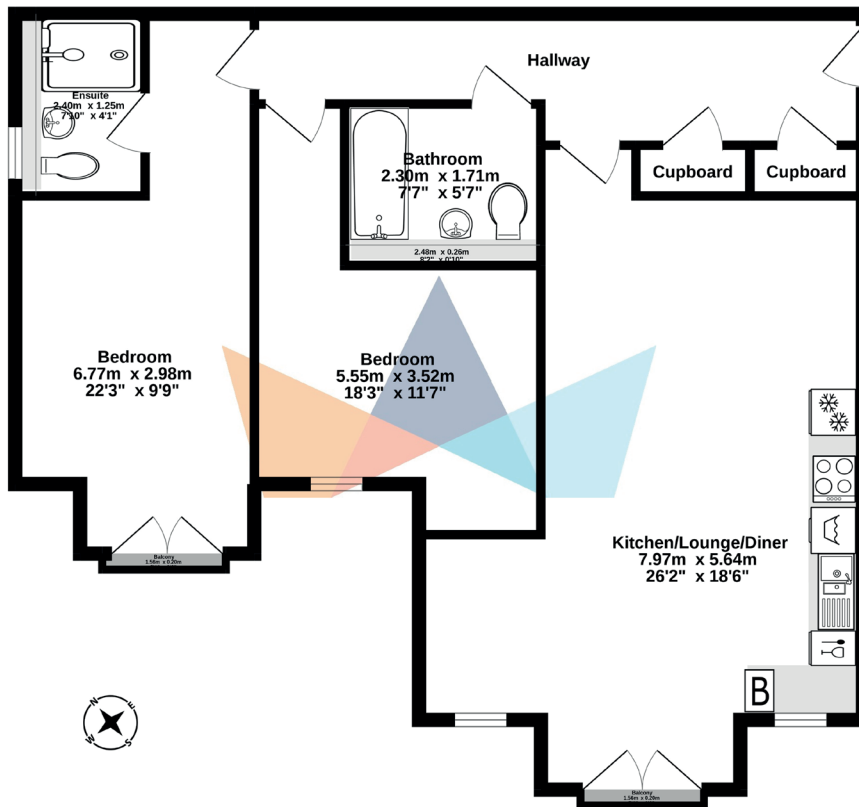
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APARTMENT SIX

GROUND FLOOR
84.5 sq.m. (909 sq.ft.) approx.



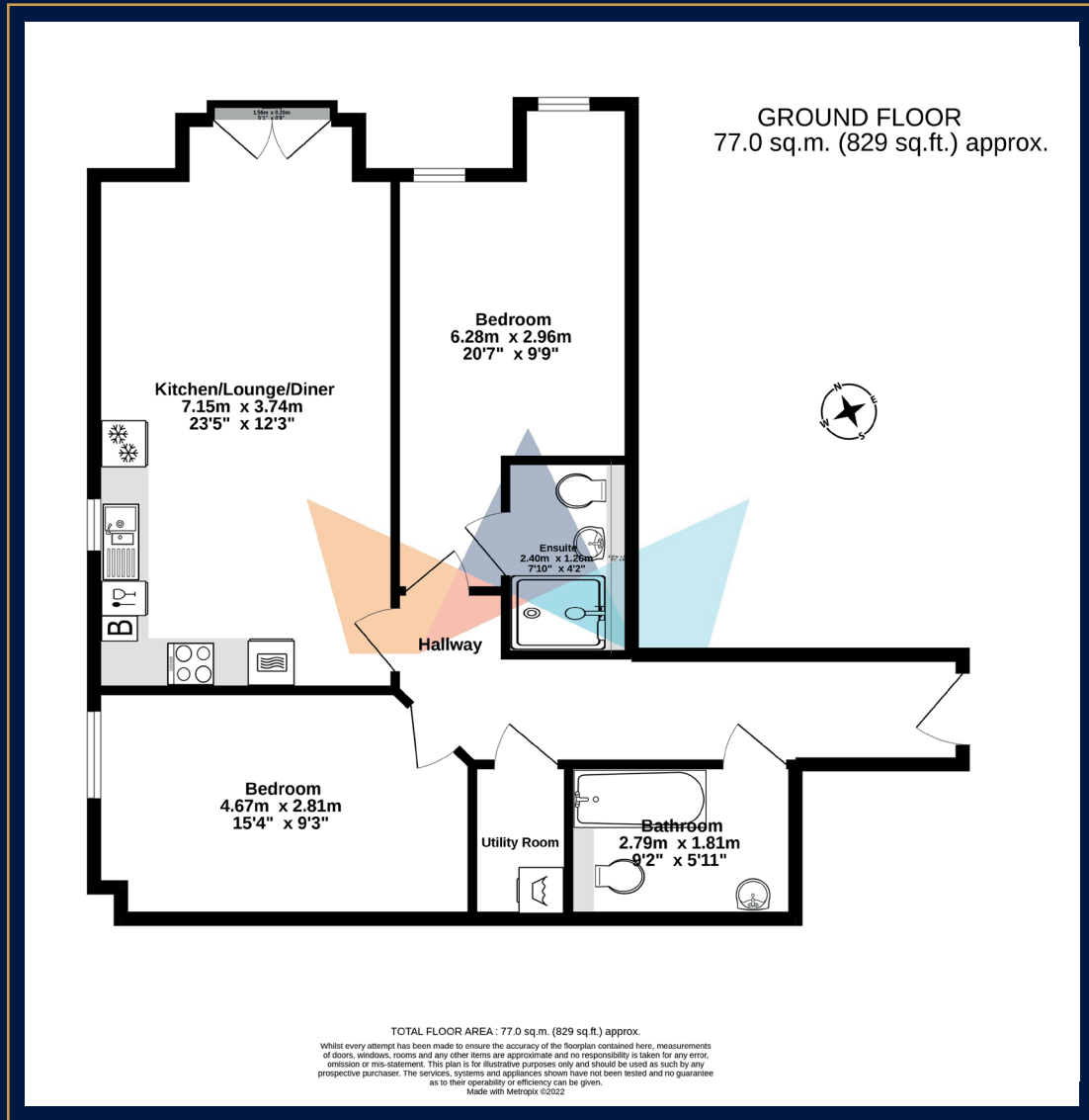
TOTAL FLOOR AREA : 84.5 sq.m. (909 sq.ft.) approx.

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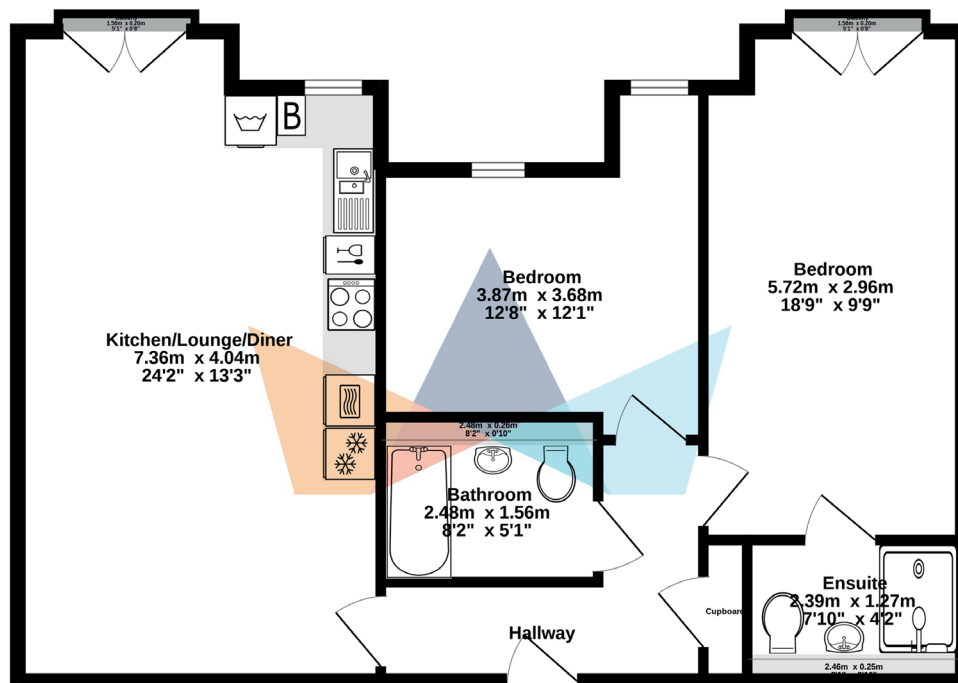
APARTMENT SEVEN



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APARTMENT EIGHT

GROUND FLOOR
73.6 sq.m. (793 sq.ft.) approx.



TOTAL FLOOR AREA : 73.6 sq.m. (793 sq.ft.) approx.

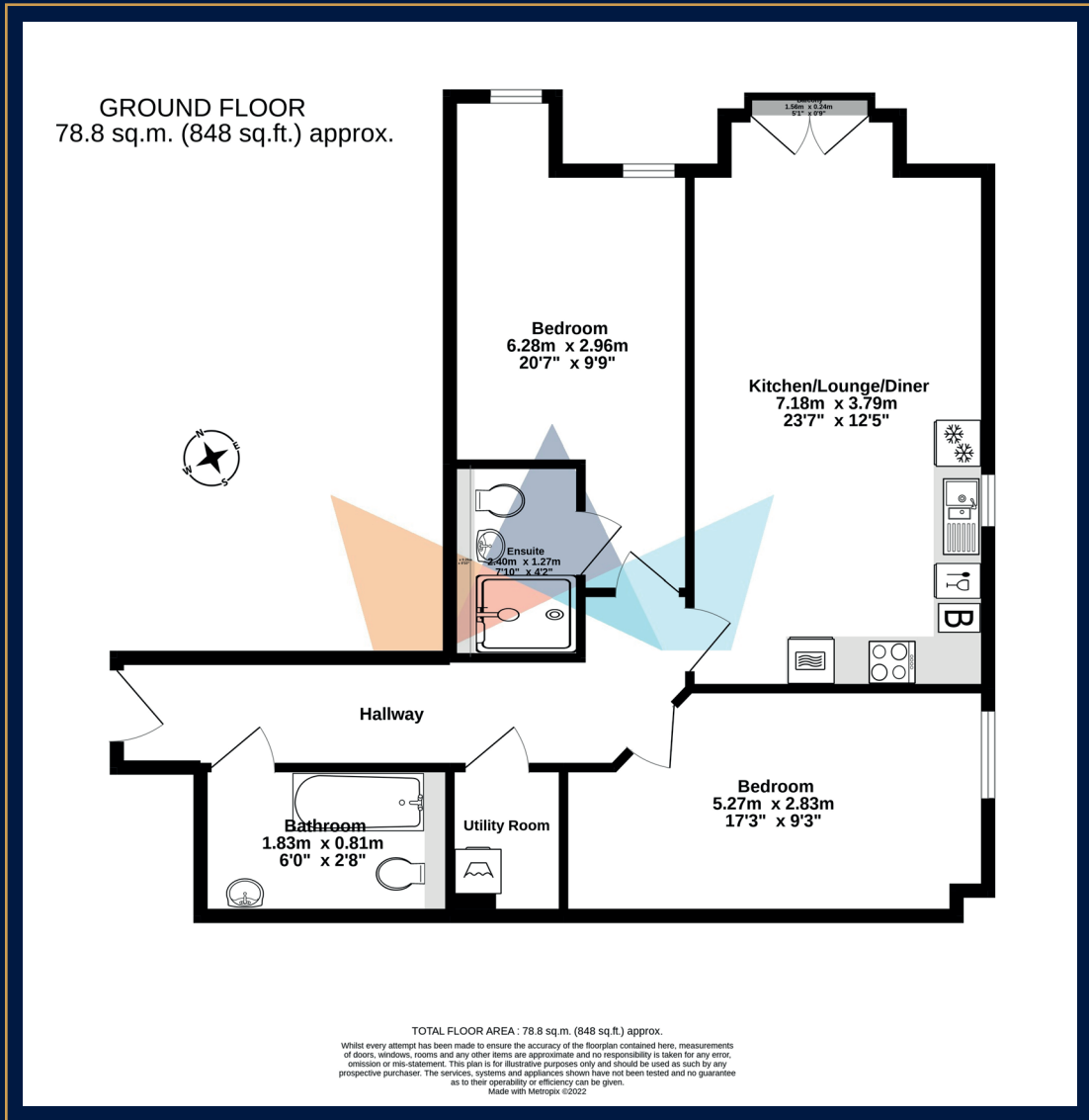
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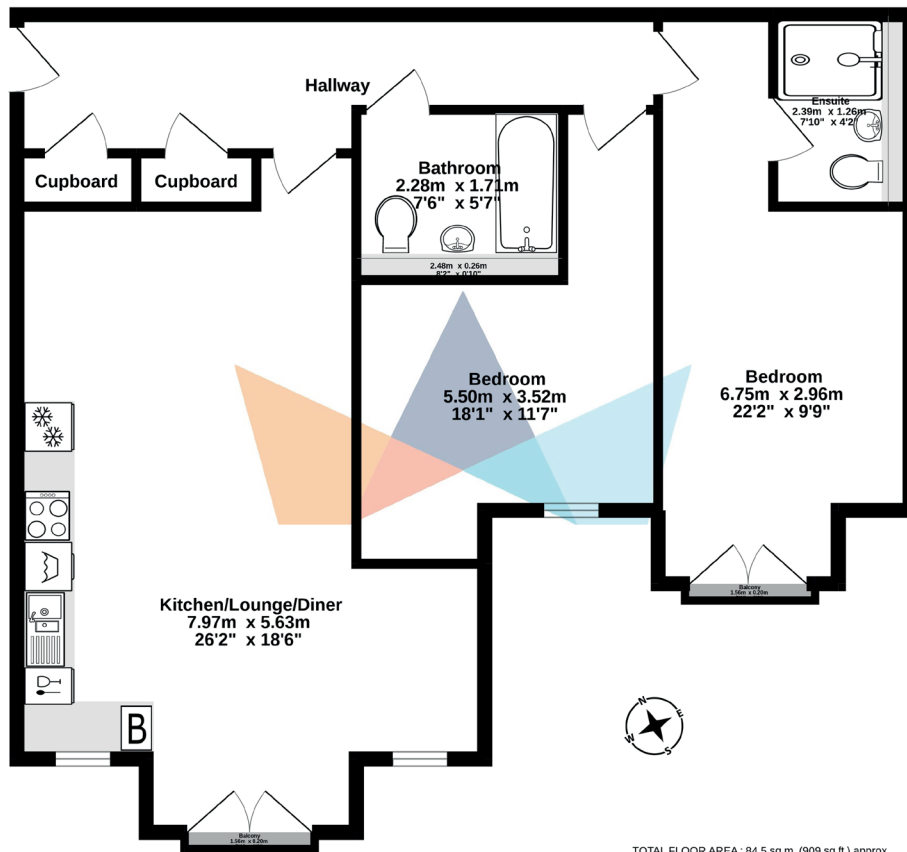
APARTMENT NINE



HUNDREDS HOUSE

APARTMENT TEN

GROUND FLOOR
84.5 sq.m. (909 sq.ft.) approx.

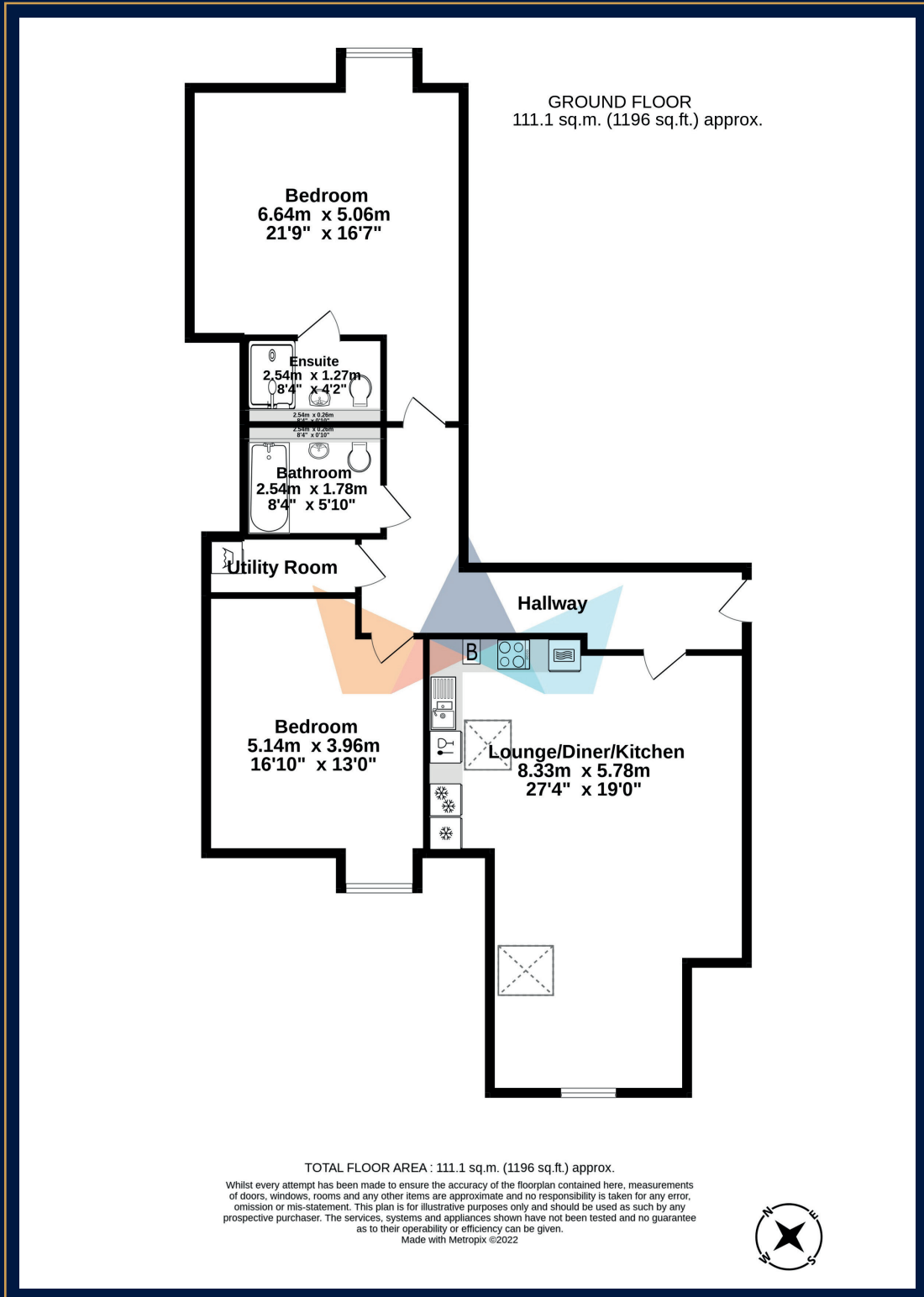


TOTAL FLOOR AREA : 84.5 sq.m. (909 sq.ft.) approx.
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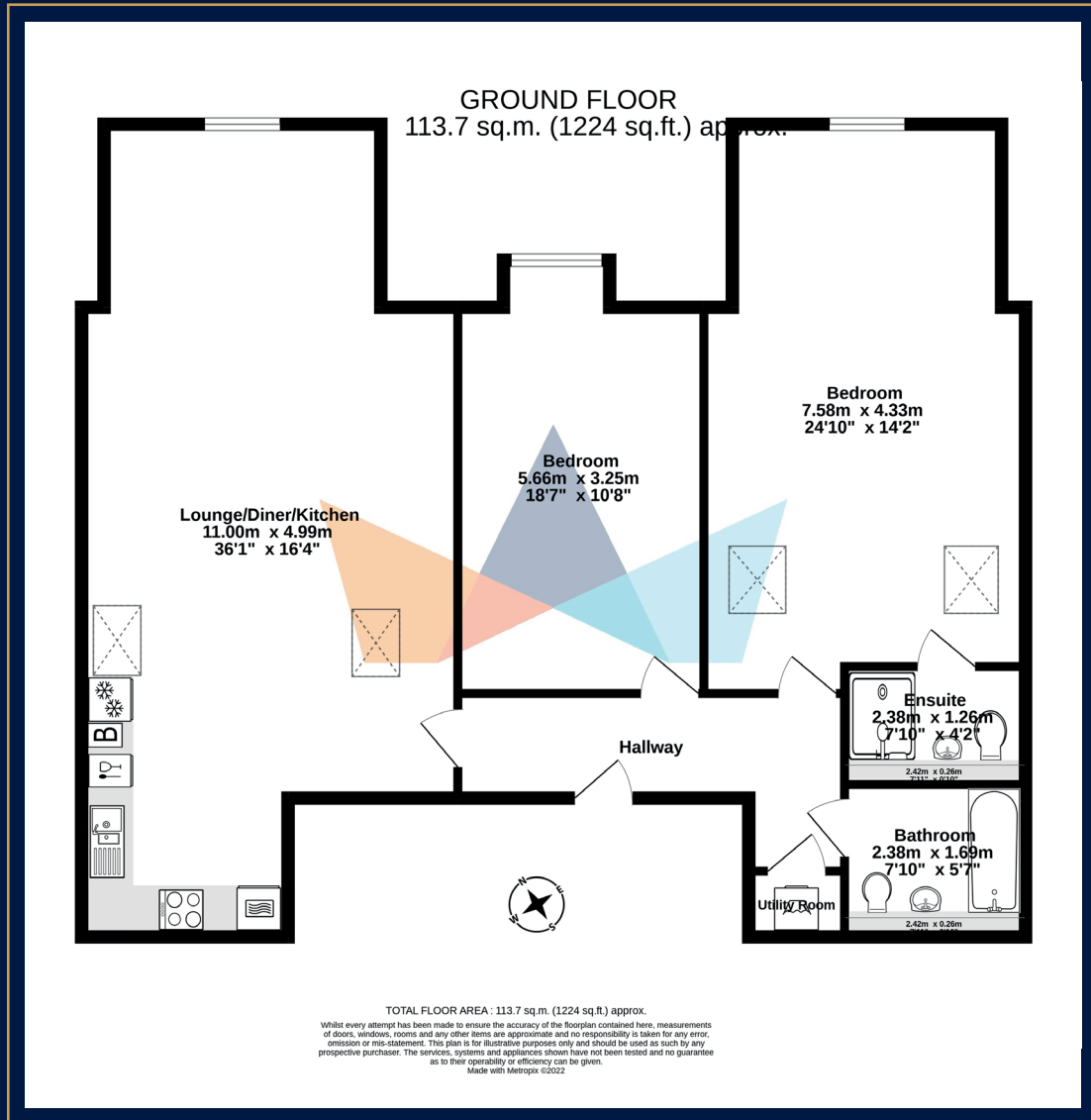
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APARTMENT ELEVEN



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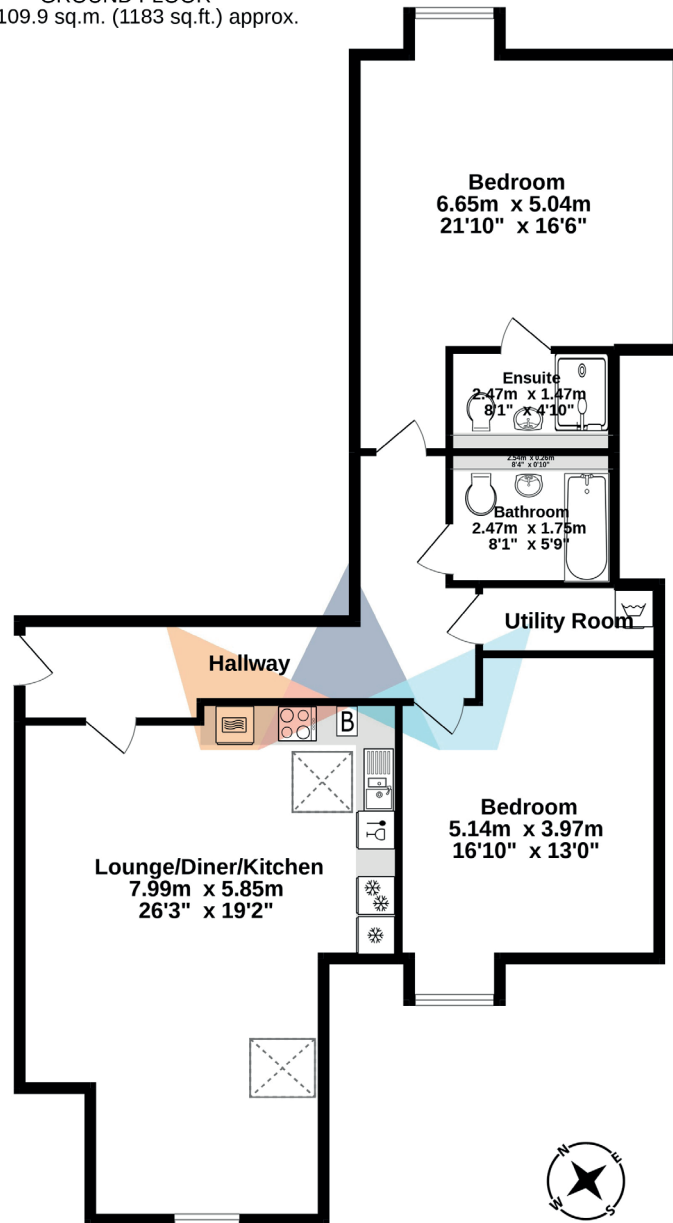
APARTMENT TWELVE



HUNDREDS HOUSE

APARTMENT THIRTEEN

GROUND FLOOR
109.9 sq.m. (1183 sq.ft.) approx.



TOTAL FLOOR AREA : 109.9 sq.m. (1183 sq.ft.) approx.

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SPECIFICATION

KITCHENS

- Contemporary Modern Design
- **Kitchen Tops:** 40mm laminate worktop
- **Splash back:** Glass splash back behind hob
- Integrated appliances including:**
 - Built in oven, induction hob & hood
 - Integrated fridge/freezer
 - Integrated standard dishwasher
 - Integrated washer dryer

BATHROOMS/EN-SUITES

- **Wall finished:** Full height ceramic tiles around bath and shower and to back of basin & toilet
- **Toilet:** Ceramic back to wall pan, soft close seat
- **Wash Basin:** Ceramic semi pedestal
- **Mirror:** Illuminated mirror
- **Heating:** Towel Rail

HEATING & HOT WATER

- Individual gas combi boiler
- Smart heating control, with app

HOME ENTERTAINMENT & COMMUNICATIONS

- Digitally compatible communal TV aerial
- Multi room TV with points to living room & all bedrooms
- Broadband capability
- Telephone points to the living room

ELECTRICAL FITTINGS

- Recessed ceiling downlights to kitchens, hallway, bathrooms/en suites
- Pendant lighting to living/dining & bedrooms

INTERIOR FINISHES

- Veneer front entrance door and white internal doors
- Polished chrome ironmongery throughout
- Walls finished in matt emulsion
- Decorative painted architrave and skirting throughout
- Carpets to bedrooms
- Laminate flooring to hall, kitchen & living room

SECURITY & PEACE OF MIND

- 10 year warranty
- Mains powered smoke detectors with battery backup
- Heat detectors in or adjacent to kitchens

COMMON AREAS

- Carpeted throughout
- Lift access to all floors
- Parking available
- External bin store
- Generous communal areas

Disclaimer

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warrant unless specifically incorporated in writing into the contract.

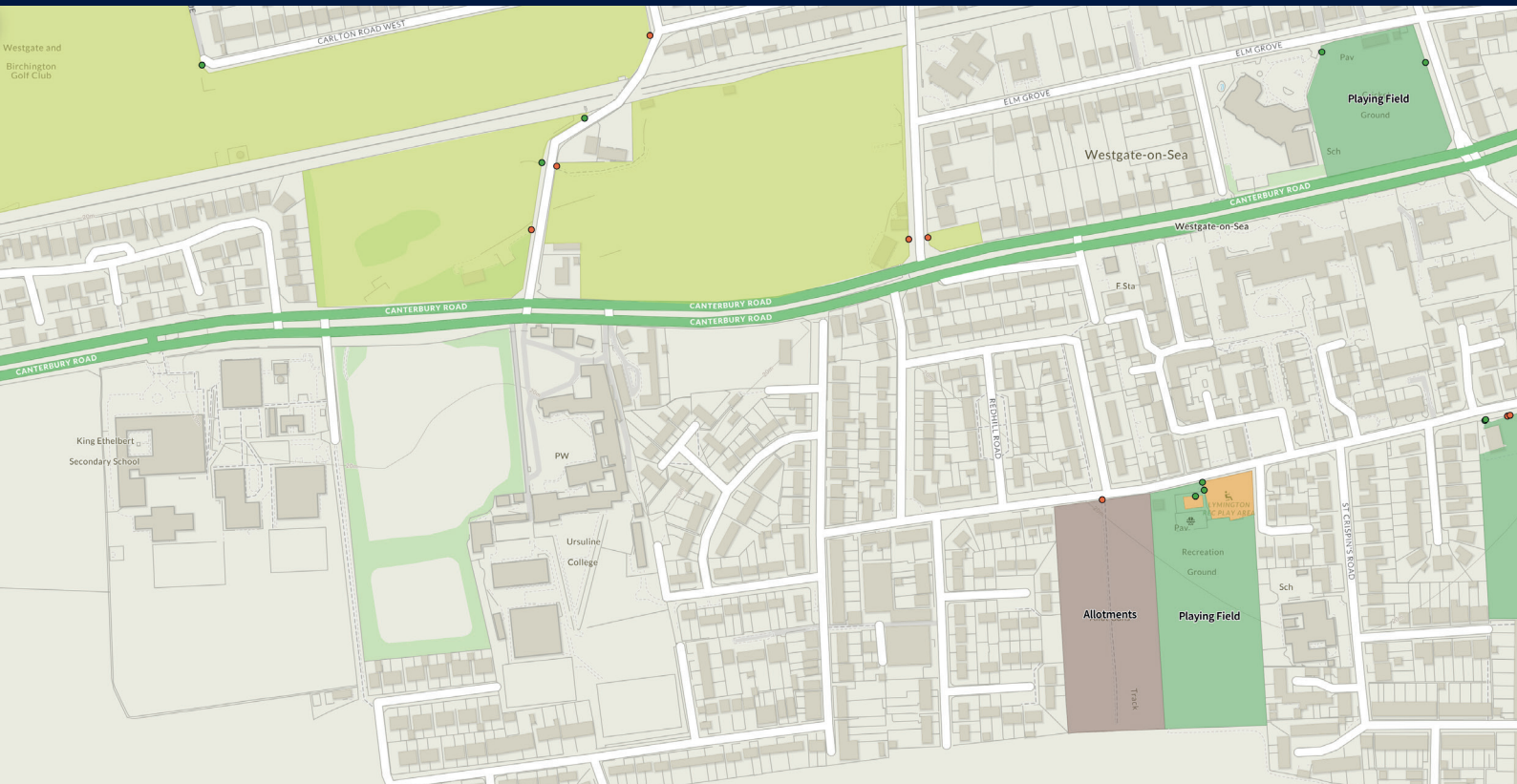
*Subject to changes





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For further information or to arrange a viewing, please contact:
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