



Whitstable Heights

Your new home in a sought-after location

The Harbour Collection



Great homes for everyone

Welcome to Whitstable Heights The Harbour Collection

Beautiful new homes in a superb location

An exclusive development with breathtaking views over Whitstable Bay and the Kent coastline.

Less than a 30-minute walk from the town centre, Whitstable Heights debuts a brand new collection of 2, 3 and 4 bedroom homes available for outright sale and shared ownership.

Famous for its picture-perfect scenery, seaside delicacies, and rolling countryside hills, Whitstable stands as a beacon of charm and allure. From the town's historic maritime heritage, bustling harbour, freshly caught fish, and popular craft markets, Whitstable offers a unique blend of tradition and modernity while capturing the essence of coastal living.

Truly modern living in a truly spectacular location...

Whitstable Heights boasts
a unique collection of
contemporary homes that set
a new standard in design.

The development offers a range of homes to suit all
lifestyles, ideal for first-time buyers, professionals,
growing families, and downsizers alike. The layout of
the development fosters a sense of community and
encourages a vibrant neighbourhood atmosphere.

Main image
Computer generated image of The Harbour Collection
indicative only.



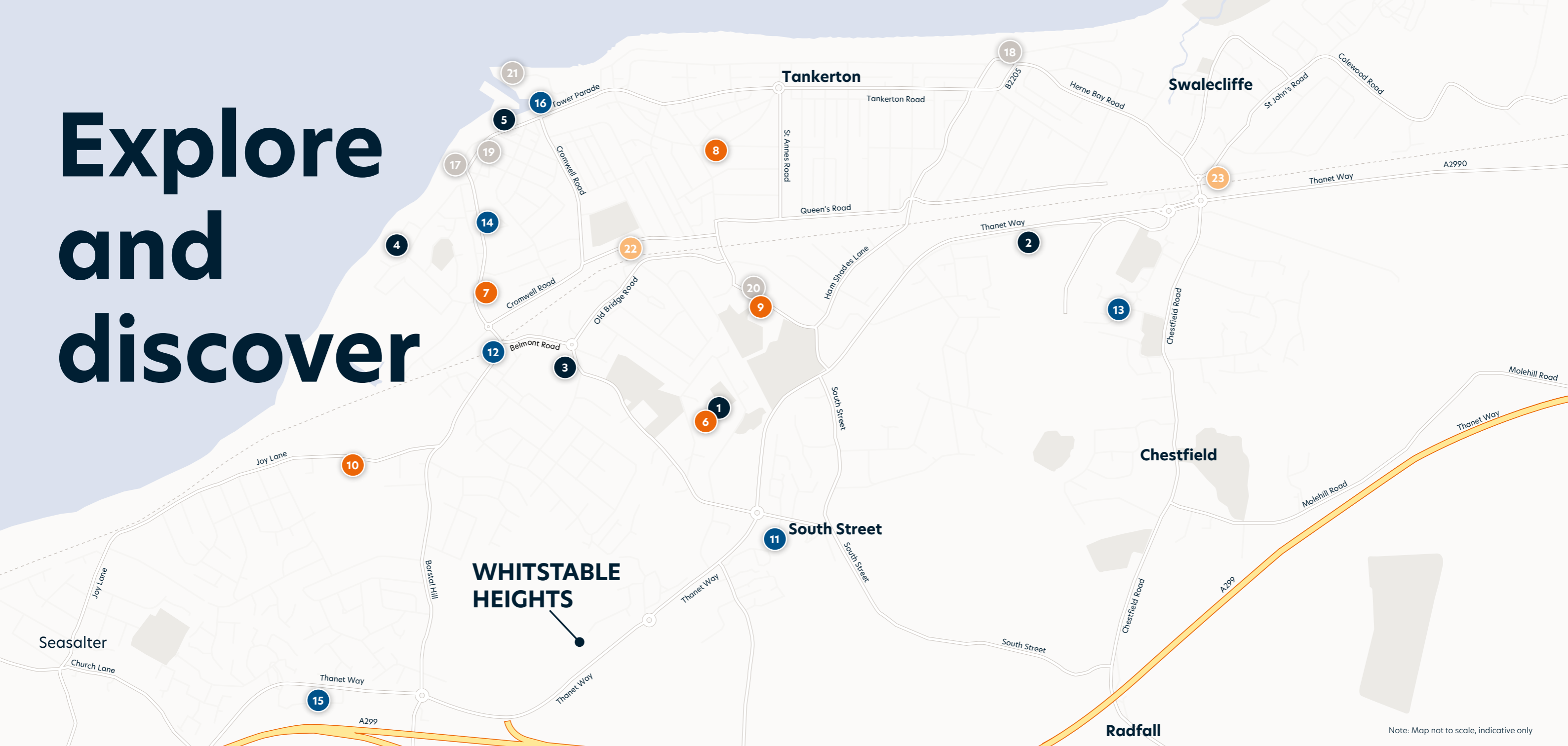
An enviable location...

Whitstable, a perfect balance of town, country, and coastal living in an idyllic setting, making it a great choice for families and professionals alike.

Whether you're enjoying stunning sunsets that paint the sky, or leisurely strolls along the shingle beach, you're ideally positioned to enjoy the best that Whitstable has to offer.



Explore and discover



You'll be spoilt for choice

Whitstable Heights keeps you within easy reach of everything you need to make sure day-to-day life runs as smoothly as possible. That includes a number of schools that are Ofsted rated 'Good', covering an age range from nursery all the way up to sixth form.

Nestled between supermarkets and Prospect Retail Park, Whitstable has all of your shopping needs covered, while the nearby Whitstable

Sports Centre offers a variety of ways to stay active. Discover an assortment of dining options a short journey away, serving everything from pub classics to the finest local seafood.

When you want to explore beyond the town, there are two train stations offering services into London as well as local lines to help you see the best that Kent has to offer.

● Sports facilities

1. Whitstable Sports Centre
2. Active Life Ltd
3. Whitstable Cricket Club
4. West Beach Tennis
5. Whitstable Yacht Club

● Schools

6. The Whitstable School
7. Whitstable Junior School
8. St Mary's Catholic Primary
9. All Saints Nursery School
10. Joy Lane Primary School

● Amenities

11. Tesco Extra
12. Co-op Food
13. Sainsbury's
14. Staines Farm Shop
15. Prospect Retail Park
16. Harbour Market Whitstable

● Dining

17. Whitstable Oyster Company
18. JoJo's Meze, Meat and Fish Restaurant
19. Harbour Street Tapas
20. The Monument
21. The Lobster Shack

● Train stations

22. Whitstable
23. Chestfield & Swalecliffe

Connections

Access all areas

In close proximity to major roadways including the M2, and its relatively short distance to the nearby towns of Canterbury and Faversham, Whitstable Heights' location makes it convenient for residents to access urban amenities while enjoying a quieter, calmer coastal lifestyle.

Whitstable Heights offers easy access to the beach, local amenities, and London, which is just over an hour away by train from Whitstable station. Nearby you can enjoy local sports facilities, schools, and an array of dining areas, all within walking distance.

On foot



Duncan Down Park	10 min
Tesco Extra Supermarket	12 min
Whitstable School & Sports Centre	14 min
The Monument Pub	19 min
Whitstable High Street	25 min

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

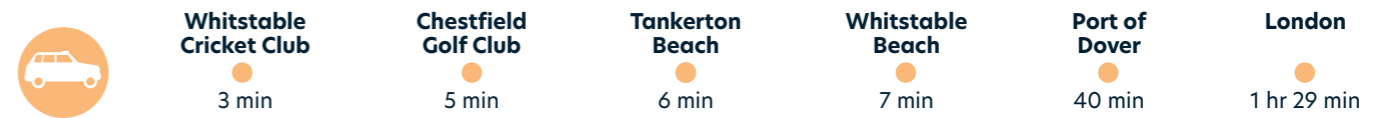
By train from Whitstable station

Train times taken from nationalrail.co.uk.



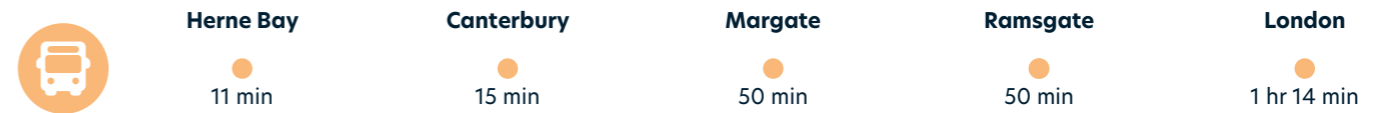
By car or taxi

Driving times taken from postcode CT5 1SH using google.co.uk/maps and are approximate only.



By bus

Bus times taken from bustimes.org and are approximate only.



Images

1. Whitstable Harbour Market
2. Canterbury city centre
3. Whitstable Beach
4. Whitstable Castle
5. Whitstable railway station



Love living local

Take in the neighbourhood

Whitstable will lure you in with its magnetic charm, vibrant character, and picturesque scenery, becoming a place you'll truly love calling home.

Food for every mood...

With culinary delights that are as mesmerising as its coastal charm, Whitstable will revitalise your spirit with its diverse range of tantalising flavours.

Enjoy fresh fish and chips with a side of seaside air or indulge in an exquisite craft beer.

Among its treasures, you'll find a range of independent eateries including cafés, restaurants and bars.

Step into The Lobster Shack, a beach bar which offers seafood plates from lobster to fresh fish. It's the perfect destination for dinner during the summer months and even in the winter months, its cosy log burner will melt away the winter's chill.

If you fancy traditional British pub classics, The New Inn, Whitstable's oldest purpose-built pub, or The Old Neptune (The Neppy for locals), both offer delicious food, live music, and even livelier atmospheres.



Spend and splurge...

For music lovers, Gatefield Sounds is an independent record store on the high street which specialises in freshly pressed vinyl. If you prefer pre-loved bargains, head to Rock Bottom Records.

Harbour Books is an independent bookshop with an impressive collection of titles. For bookworms, it is a cosy haven where you can enjoy book launch events, book clubs, and live poetry readings.



Harbour Market Whitstable...

Nestled at the heart of this quintessentially British seaside town, you'll find Harbour Market Whitstable. Discover a blend of local artistry, vintage treasures, and handcrafted goods. Indulge in artisanal foods, from freshly caught seafood to artisan cheeses. The vibrant atmosphere captures Whitstable's maritime spirit, inviting you to shop and explore. Whether you're looking for one-of-a-kind gifts or you're just looking to enjoy the ambiance, Harbour Market Whitstable is the place to be.

Images

1. The Harbour Garden Café
2. Whitstable Beach
3. Wheeler's Oyster Bar
4. Staines Farm Shop
5. Harbour Market Whitstable
6. Whitstable Harbour
7. The Lobster Shack beach bar



Whatever the season, Whitstable makes magic moments happen.

Specification

Smart and beautifully designed

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.

Show home images

All images show the Whitstable Heights show home



Kitchen

- Please refer to separate insert for finishing details
- Stainless steel undermount sink with Silestone worktops to 4 bed homes only (please ask Sales for further details).
- Stainless steel 1.5 bowl sink
- Chrome dual action mono tap
- Stainless steel single oven
- Stainless steel double oven to 4 bed homes only
- 4 burner gas hob
- 5 burner gas hob to 4 bed homes
- Stainless steel cooker hood
- Integrated fridge/freezer 70/30 split
- 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 bed homes
- LED under pelmet lighting strip

Bathroom, cloakroom and en suite

- Please refer to separate insert for finishing details
- Chrome 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 bed homes
- Glass screen to bath/shower
- Demisting mirrors to 4 bed homes

General

- Textured 4-panel internal doors
- White paint finished staircase
- Hardwood handrails to 4 bed homes
- Chrome door ironmongery
- Dulux white matt emulsion to walls and ceilings
- Dulux white satin finish to woodwork
- Amtico or ceramic flooring – dependent on plot layout (please ask Sales for plot specific finishes) Ceramic flooring to bathrooms and en suites only
- Neutral carpet to living room (where separate room), staircase, landing 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
- White LED downlights in kitchen, bathroom and en suites
- Low-energy security light PIR operation
- Chrome ladder towel rails
- Extract ventilation
- Fibre data 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



Please refer to separate insert for finishing details of individual plots

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.

The Harbour Collection Development layout

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

The Harbour Collection at Whitstable Heights offers 2, 3 & 4 bedroom homes, so whether you're 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'll be sure to find the perfect match.

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

- The Marine (2 bedroom house)
- The Neptune (3 bedroom house)
- The Wade (3 bedroom house)
- The Seaport (3 bedroom house)
- The Hurley (4 bedroom house)
- The Fisher (4 bedroom house)
- The Anchor (4 bedroom house)
- The Cove (4 bedroom house)
- Homes for affordable rent
- R Refuse and recycling
- VP Visitor Parking
- Site boundary to The Harbour Collection



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Consultant prior to reservation.





Buying your new home

Our in-house team of Sales Consultants are dedicated to providing exceptional service to all 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 on the unsold equity and a monthly service charge to Hyde New Homes. This means that the initial deposit required is also smaller than when you buy your home outright. We ensure we provide the same high-quality product with the same specification as buying outright.

Staircasing: Buying more shares

Staircasing is the process through which you can increase your share of a property over a period of time. To find out more about staircasing and buying a shared ownership home, please visit:

» [hydenewhomes.co.uk/shared-ownership](https://www.hydenewhomes.co.uk/shared-ownership)



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

Why 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 our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you. In fact, over 96% of customers have said they would recommend us to friends and family and we are delighted that, as a result, we have been granted the In-house Gold Award accolade for the eleventh year running. In addition, we've also received the prestigious Outstanding Achievement Award for customer satisfaction for Net Promoter Score® a trademark measure used to gauge customer satisfaction. 72% of our customers rated us a 9 or 10, on a scale of 0-10, indicating they're highly likely to recommend Hyde New Homes to their friends, colleagues, or family members without hesitation.

The Hyde Difference

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



What our customers say

"As an environmentally-conscious person and trying to save money where I can, the environmentally-friendly features at Spring Acres were a real bonus. I'm looking to get an electric vehicle in the future, so the chargers were a real selling point for me."

Purchaser at Spring Acres, Sittingbourne



Hyde New Homes

Sat Nav Address: CT5 1SH



Map not to scale. Distances and directions taken from google.co.uk/maps.

[hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)

01227 941 951

Details correct at time of publication: June 2024

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.