

Canterbury Road West, Kent CT12 5DU



# Pegwell Bay View

Cliffsend

lovelivinghomes



love living homes



## Welcome to Pegwell Bay View

Sharing its name with the nearby nature reserve, Pegwell Bay View is a beautiful collection of two, three and four bedroom homes, located just outside the pretty village of Cliffsend, Kent. With countryside and coastline only a stone's throw away, Pegwell Bay View is the perfect place to find your new home.

Overlooking the spectacular nature reserve that shares its name, this vibrant development is ideal for those who thrive on exploring the great outdoors.

If shopping and dining are more your thing, nearby Ramsgate has a fantastic range of amenities and a truly cosmopolitan feel. Benefiting from a variety of independent shops and high street stores, restaurants and cafés, there's also a beautiful harbour with many eateries overlooking the water. The stunning beach town of Margate is also within easy reach, and the historic city of Canterbury is just 14 miles away – home to the world-famous cathedral and some of the best city-centre shopping in Kent.

All new homes for sale are available through Shared Ownership. Whether it's your first step on the property ladder or an exciting upsize, it's now a dream within reach.

Pegwell Bay View

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## Introducing your new home

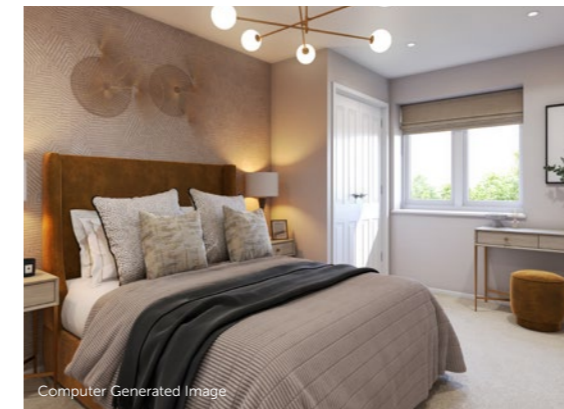
Pegwell Bay View has been meticulously designed and positioned to form a seamless extension to the village of Cliffsend. Close enough to feel part of the local community but with space to breathe, Pegwell Bay View is a warm and welcoming community ideal for first time buyers and growing families.

Bordering Sandwich and Pegwell Bay National Nature Reserve – a shallow inlet with seashore habitats including mudflats and salt marshes – the development takes design cues from its natural surroundings. With specimen trees, grasses, and biodiverse wildflower meadow, along with bird boxes and a play area with timber benches, Pegwell Bay View feels both fresh and modern, and like it's always been here.



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Choose from 2, 3, or 4 bedroom houses, all with generous living areas, gardens and parking – and some even enjoying direct views of the bay. Each of the property types has drawn upon a range of local property styles, and with such a range of sizes and layouts available, you'll be sure to find your perfect space. From the high-specification exteriors, built-in appliances, EV charging points and design-led interiors, to the 10-year build warranty, get ready to explore homes truly created with you in mind.



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*Spacious 2, 3, or 4 bedroom houses,  
all with generous living areas,  
gardens and parking*

## Town, coast, and countryside



Nestled on the fringe of Cliffsend village, Pegwell Bay View is only a stone's throw away from miles of stunning coastline and the biodiverse beauty of Sandwich and Pegwell Bay National Nature Reserve. With magnificent countryside and beaches just on your doorstep, it's easy to immerse yourself in everything the great outdoors has to offer.

Pegwell Bay View lies within easy reach of some of Kent's best towns and cities. Less than 2 miles west of the vibrant seaside town Ramsgate — where you'll discover a wealth of fantastic opportunities to eat, drink and play — life at Pegwell Bay View really is about enjoying the best of both worlds.

Whatever your lifestyle, with its welcoming community social scene and outdoorsy feel, Pegwell Bay View is the perfect place to call home.

*Enjoy it all at Pegwell Bay View*



## Your area

### Beach life

If you love the feeling of sand between your toes, you'll love life at Pegwell Bay View. Within easy reach of some of the best beaches in Kent, such as Ramsgate, Margate, and Joss Bay, the options are endless. Jump on a board and get surfing, soak up some rays with a good book, build sandcastles with the kids, or simply sit and watch the waves roll in.

### Eating and drinking

There's something for every taste in the local area, with a wealth of excellent restaurants, pubs, and bars nearby. Savour award-winning Indian cuisine at Flavours by Kumar in Ramsgate, or soak up the atmosphere at Belle Vue Tavern, a gastropub with jaw-dropping views over Pegwell Bay and the Channel.

### Keeping active

From gyms and sports clubs in neighbouring Ramsgate to golf at Prince's Golf Club, it's easy to keep fit and active. If you feel adventurous, why not cycle, canoe, or kitesurf around the stunning chalk cliff coastline — famous the world over.

### Get lost in nature

Pegwell Bay Country Park is perfect for explorers, birdwatchers and geology buffs. Soak up the panoramic views of the grassland and white chalk cliffs that are home to many rare species of wildfowl. In the colder months, you might even spot a seal from the end of Stonelees, just after the Country Park.



*If you love nature and the feeling of sand between your toes, you'll love life at Pegwell Bay View.*



### Schools

Chilton Primary School (1.5 miles) is a lovely local school (rated 'Outstanding' by Ofsted), as is Christ Church CE Junior School (2 miles) (rated 'Good'). For independent options, there is St Lawrence College Boarding and Day School (3 miles) for children aged 3–18 years.

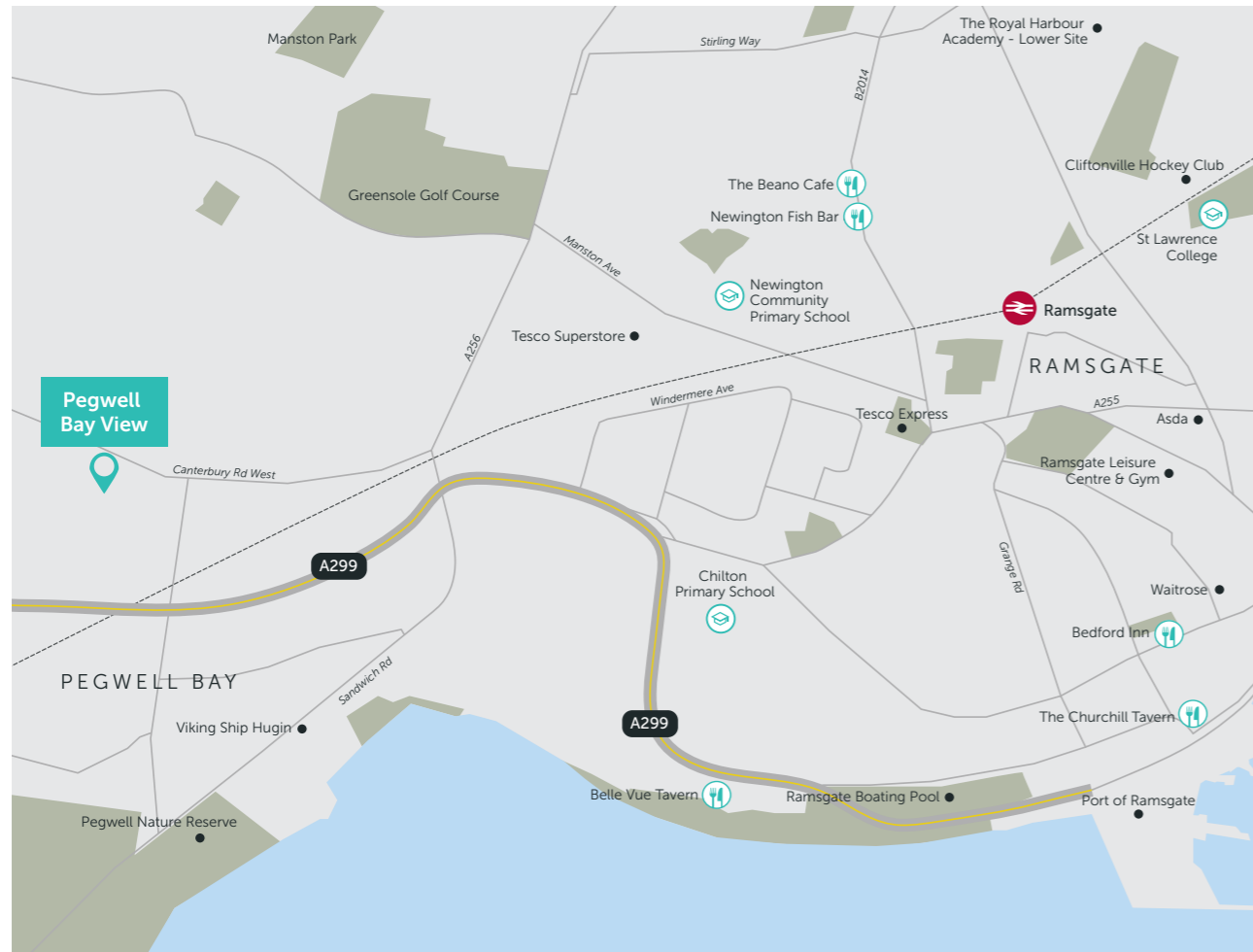
### Kent and beyond

If you want to venture further afield, you'll be spoilt for choice among the attractions that draw visitors from far and wide. From pretty villages, stately homes, and castles to waterparks for the kids, the choice is yours.

### Ramsgate

Just a few miles down the road lies the bustling seaside town of Ramsgate. With one of the warmest climates in the country and home to the only Royal Harbour in the UK, explore the many waterfront cafés and restaurants, paddleboard in the bay, or stroll around the eclectic mix of shops the town has to offer.

# Location and local amenities



## Eating out

Belle Vue Tavern	1.9 miles
The Churchill Tavern	2.5 miles
Flavours by Kumar	2.6 miles
The Dining Room at Albion House	3 miles
Angela's of Margate	4.8 miles
Buoy & Oyster	4.9 miles

## Supermarkets

Tesco	1.5 miles
Waitrose	2.5 miles
Lidl	2.7 miles

## Schools

Chilton Primary School	1.5 miles
Newington Community PS	1.7 miles
St Lawrence College	3 miles

## Things to do

Pegwell Bay Country Park	1.4 miles
Spitfire & Hurricane Memorial Museum	2.9 miles
Whitemills Wake and Aqua Park	5.2 miles
The Royal St Georges Golf Club	6.2 miles

# Connections and travel times

Pegwell Bay View is perfectly placed for easy travel, whether your lifestyle features a daily commute, occasional business trips, or weekend getaways.

Thanet Parkway with high speed links to London opens summer 2023 and is a short drive from Pegwell Bay View.

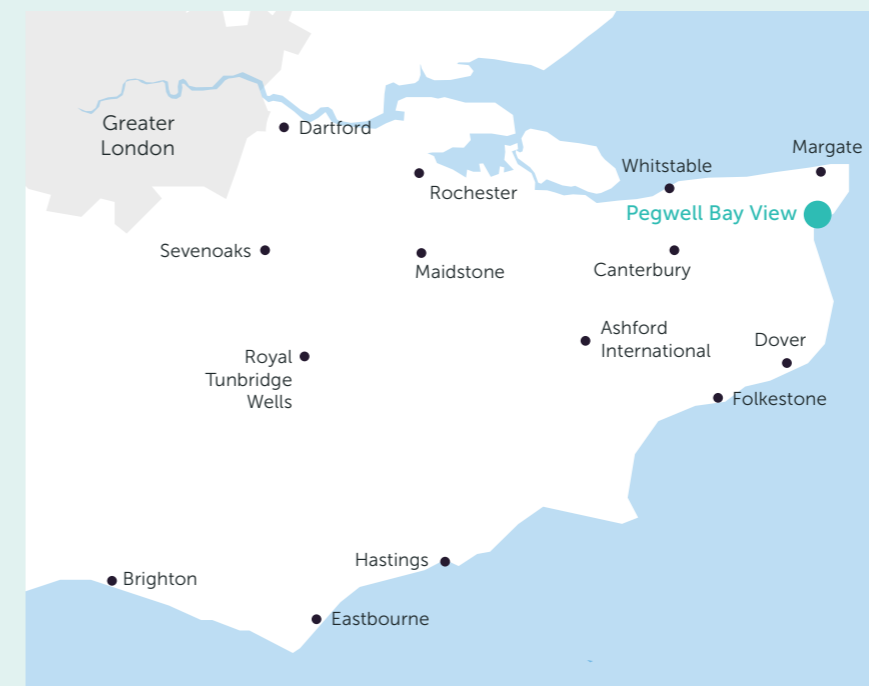
## By train

### Trains from Ramsgate Station (2.4 miles)

Margate	10 mins
London St Pancras	1hr 20 mins
London Bridge	1hr 58 mins
London Victoria	2hrs

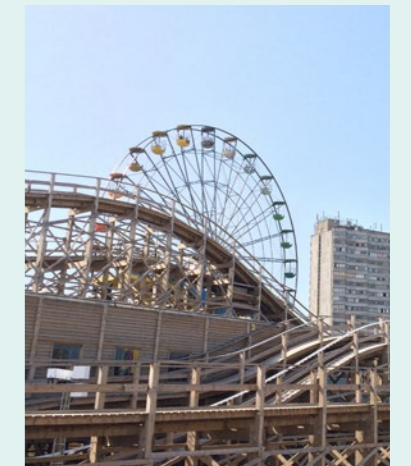
## By car

Ramsgate	3 miles
Margate	5 miles
Sandwich	5 miles
Canterbury	14 miles



## Pegwell Bay View

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Margate, 5 miles



Canterbury, 14 miles

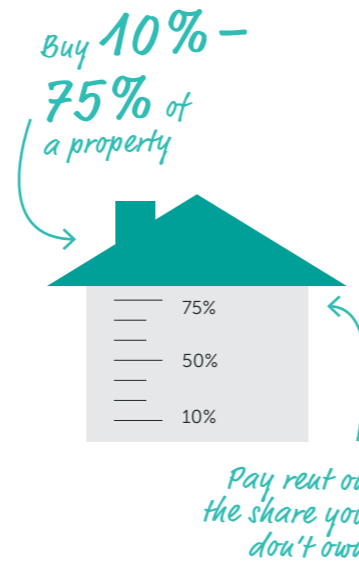
# Shared Ownership

Also known as 'part buy, part rent', Shared Ownership is a government-backed scheme that allows you to buy a share of a property and pay rent on the rest.

You can buy a home with Shared Ownership if you can't afford all of the deposit and mortgage payments for a home that meets your needs.

Shared Ownership offers you the chance to buy an initial share of a home worth between 10% and 75% of its market value and then you pay rent on the remaining proportion.

You could end up owning 100% of your home if you choose to buy more shares later. This is known as 'staircasing'. If you buy more shares, you'll pay less rent.



## WHO CAN BUY WITH SHARED OWNERSHIP?

- You must be at least 18 years old
- Outside of London your annual household income must be less than £80,000
- In London, your annual household income must be less than £90,000
- You cannot own another home. Shared Ownership purchasers are often first time buyers but if you do already own another property (either in the UK or abroad), you must be in the process of selling it
- You should not be able to afford to buy a home suitable for your housing needs on the open market



# Why buy new?

## New homes built to last

When you buy new it means that you are also getting a high-quality home, built to withstand the test of time and constructed in line with the current energy efficient standards; saving you money whilst also saving the planet.

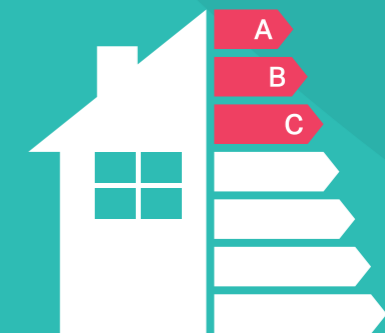


Find out more at [lovelivinghomes.co.uk](https://www.lovelivinghomes.co.uk)

**SAVE**  
**£2.6k**  
on your annual energy bills

**65%**  
more energy efficient

**50%**  
cheaper to run than an equivalent Victorian house\*



**ABC**  
Energy efficiency rating

**30%**  
30% less water used

\* Statistics taken from the HBF Energy Report "Watt a Save" – October 2022

# Who are Love Living Homes?

## Ethos

Based in the heart of Kent, with strong foundations in property construction and management, Love Living Homes offer a unique combination of homes and services allowing our customers to buy, rent and invest happy.

Providing quality and well-designed homes throughout Kent and East Sussex allows us to use our local knowledge to provide a completely tailored service. We guide and support our customers from renting and buying their own home to building a property portfolio with all the ongoing services that they require.

Our customers know they can rely on us to provide a high level of service with flexible solutions to make their property journey a happy experience.

## A name you can trust

Love Living Homes is backed by Town & Country Housing, which is regulated by the Homes & Communities Agency (HCA) and part of the Housing Ombudsman Scheme and a member of the New Homes Quality Board.

Successful and financially secure, Love Living Homes is a provider of market rental, intermediate market and leasehold management to a portfolio of an extensive portfolio across Kent & East Sussex.

*Buy, rent and invest happy*



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Monson House, Monson Way,  
Tunbridge Wells, Kent TN1 1LQ  
[lovelivinghomes.co.uk](http://lovelivinghomes.co.uk)

For all enquiries please contact:  
[buy@lovelivinghomes.co.uk](mailto:buy@lovelivinghomes.co.uk)  
Tel: 01474 528286