



# VICTORIA BAY

VICTORIA ROAD WEST • LITTLESTONE • NEW ROMNEY • TN28 8NW



# VICTORIA BAY



Blue Pine Living are delighted to welcome you to Victoria Bay, Littlestone-on-Sea. Nestled on the edge of the historic New Romney, Victoria Bay offers a unique and serene coastal lifestyle, making it one of the most desirable residential retreats in Kent. Littlestone-on-Sea offers refined Victorian character while providing modern families with a peaceful alternative to busier seaside towns.

Victoria Bay has a small selection of just seven houses for shared ownership. These homes are beautifully finished with quality-fitted carpeting

and premium luxury vinyl flooring throughout. The kitchens benefit from contemporary Symphony cabinetry, complementary worktops, with upstand and stainless steel splash back, alongside an oven, hob and chimney cooker hood, in addition to space for a freestanding fridge-freezer and washing machine. Bathrooms are equally well equipped with contemporary branded sanitaryware and fittings.

Each of these homes has been thoughtfully crafted for a modern lifestyle. Hosting loved ones will be a carefree affair with spacious living areas that expand

via patio doors to the turfed rear gardens. All homes are also complemented by two private parking spaces with electric vehicle charging points. The 10-year new build warranty provides peace of mind.

Commuters benefit from Ashford International Station (approx. 27-minute drive), offering high-speed rail links to London St Pancras in just 36 minutes. The world-famous Romney, Hythe & Dymchurch Railway miniature steam train stops locally, offering a delightful way to explore the coastline.

## SPECIFICATION:

### Kitchens:

- Kitchen worktop and upstand: Symphony Lava Stone
- Chrome Handles
- Appliance spaces for fridge/freezer, dishwasher and washing machine\*
- Integrated stainless steel multi-function oven
- Integrated hob
- Chimney cooker hood

### Bathroom:

- White Armitage Shanks sanitaryware (basin, bath and toilet)
- Thermostatic shower above bath

### Internal finishes:

- Persimmons premium luxury collection vinyl flooring in Skeldergate range to all wet areas
- Persimmons Carefree Twist Carpet in Breeze colour to living, hallway and bedroom areas

### Outside

- 2 demised parking spaces
- Electric vehicle charging points
- Solar panels
- Composite entrance door with chrome effect ironmongery
- Turfed gardens

### General

- NHBC 10 year building warranty
- Air source heat pump

*\*Where layout permits*

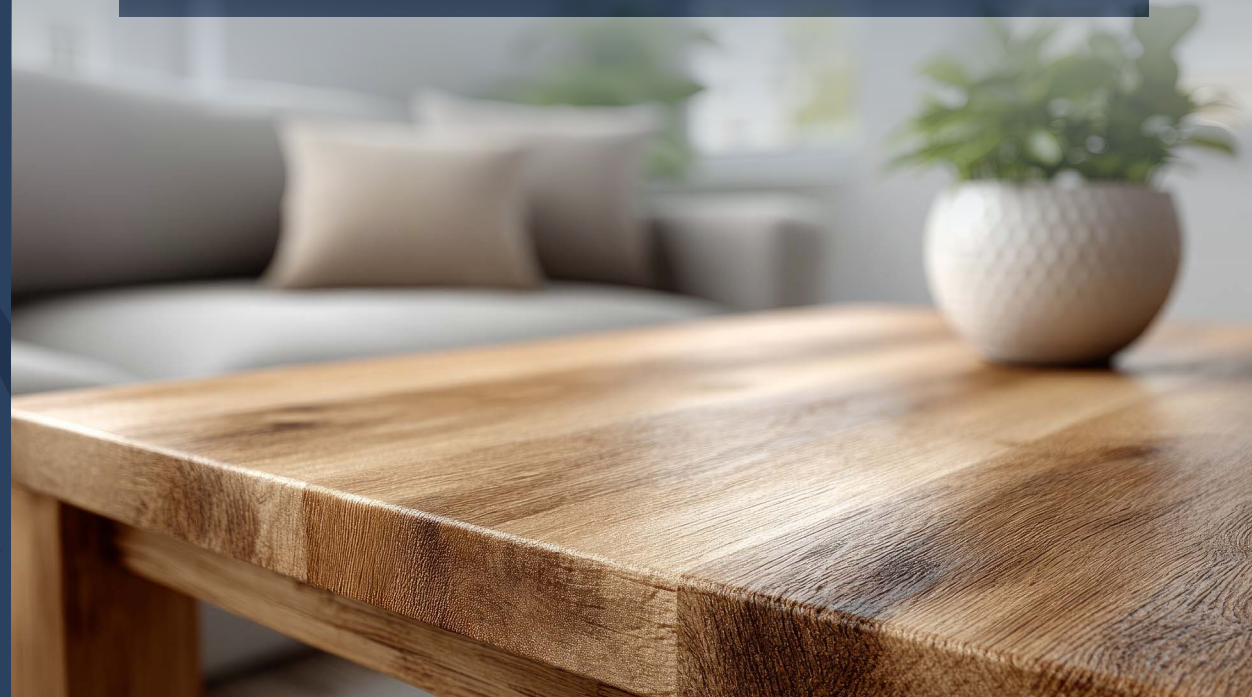
## SHARED OWNERSHIP:

Shared Ownership is a scheme designed to help people who wish to buy a home of their own, but who cannot afford the cost of buying the whole property outright.

Shared Ownership is a great solution if:

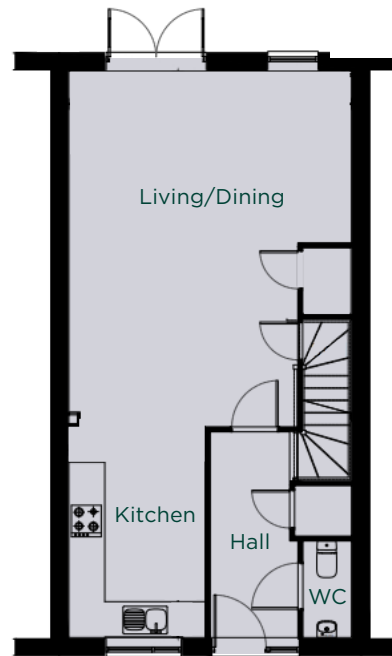
- You are a first-time buyer
- You used to own a home, but cannot afford to buy one now
- You own a home and want to move but cannot afford a new home suitable for your needs
- You are forming a new household - for example, after a relationship breakdown
- You are an existing shared owner and want to move

Under shared ownership, buyers purchase a proportion of their home and pay rent to Blue Pine Living for the remaining share. Service charges will also be payable on the property. This is a Standard Model Shared Ownership development and the minimum share which can be bought is 40%. In the future, should you be able to afford to, you can purchase further shares in the property, and in most cases you can purchase 100% of the property. At this point you will no longer pay rent.



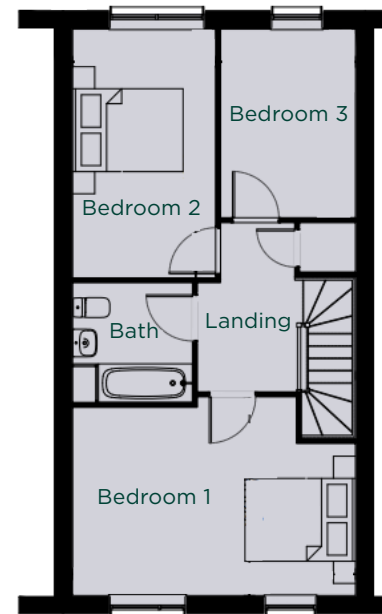
# PLOTS 32, 33, 34\*

3 bedroom terraced house



## GROUND FLOOR

Entrance Hallway  
Cloakroom  
Living/Dining: 5.12m x 6.44m / 16'10" x 12'2"  
Kitchen: 2.47m x 3.81m / 8'1" x 12'6"



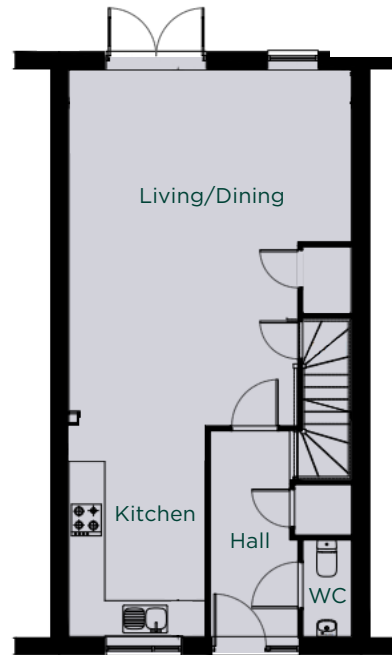
## FIRST FLOOR

Landing  
Bedroom 1: 5.12m x 3.60m / 16'10" x 11'10"  
Bedroom 2: 2.59m x 4.50m / 8'6" x 14'9"  
Bedroom 3: 2.44m x 3.41m / 8'0" x 11'2"  
Bathroom

\*Plots 32 & 33 are mid terrace.  
Plot 34 is an end of terrace house

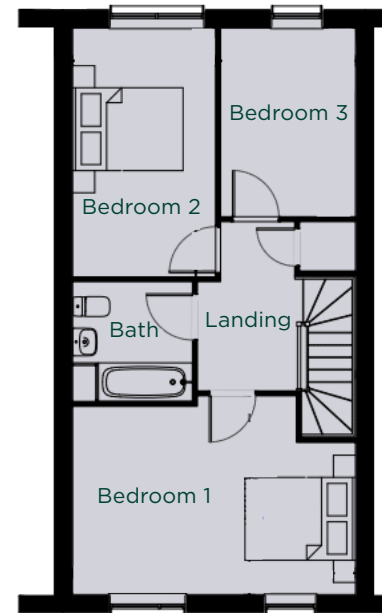
# PLOTS 39 & 40

3 bedroom semi-detached house



## GROUND FLOOR

Entrance Hallway  
Cloakroom  
Living/Dining: 5.12m x 6.44m / 16'10" x 12'2"  
Kitchen: 2.47m x 3.81m / 8'1" x 12'6"



## FIRST FLOOR

Landing  
Bedroom 1: 5.12m x 3.60m / 16'10" x 11'10"  
Bedroom 2: 2.59m x 4.50m / 8'6" x 14'9"  
Bedroom 3: 2.44m x 3.41m / 8'0" x 11'2"  
Bathroom

Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

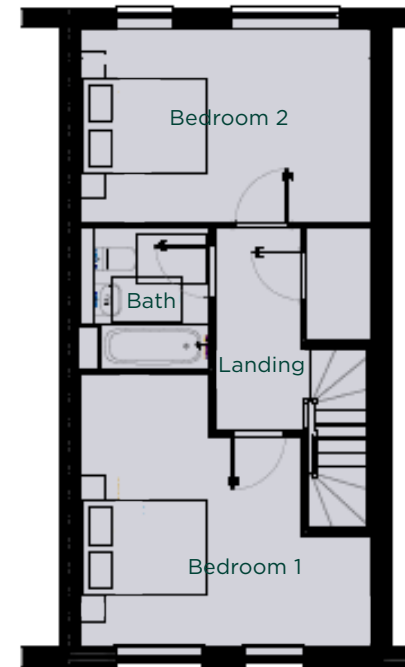
# PLOT 18

2 bedroom semi-detached house



## GROUND FLOOR

Entrance Hallway  
Cloakroom  
Living/Dining: 4.55m x 6.27m / 14'11" x 20'6"  
Kitchen: 2.31m x 3.42m / 7'7" x 11'3"



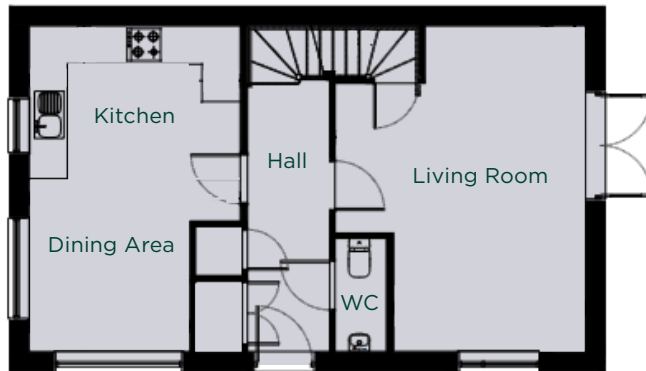
## FIRST FLOOR

Landing  
Bedroom 1: 4.55m x 4.29m / 14'11" x 14'11"  
Bedroom 2: 4.55m x 3.04m / 14'11" x 10'  
Bathroom

Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

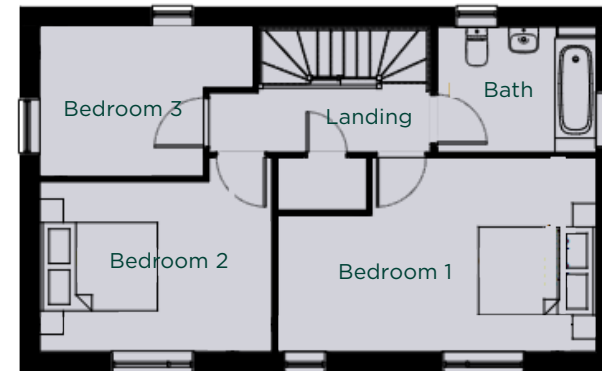
# PLOT 35

3 bedroom detached house



## GROUND FLOOR

Entrance Hallway  
Cloakroom  
Kitchen: 3.59m x 2.59m / 11'9" x 8'6"  
Dining Area: 2.74m x 2.93m / 9'0" x 9'7"  
Living Room: 4.26 m narrowing to 3.26m x 5.52m /  
14'0" narrowing to 10'8" x 18'2"



## FIRST FLOOR

Landing  
Bedroom 1: 5.41m x 3.30m / 17'9" x 10'10"  
Bedroom 2: 3.95m x 3.30m / 12'11" x 10'10"  
Bedroom 3: 3.63m x 2.55m / 11'11" x 8'4"  
Bathroom

Please note the floor plans are general arrangement plans, not specific component drawings. The purpose of these plans is to show the structural elements of the general layout.

# SITE PLAN





For more information, please speak to a member of the sales team.

*Wards*  
shared ownership

Shared Ownership Department  
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