



SEABROOK VILLAS

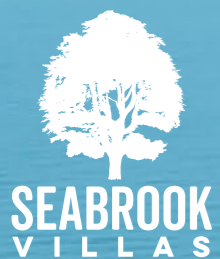


SEVEN MODERN APARTMENTS IN BEAUTIFUL SEASIDE HYTHE

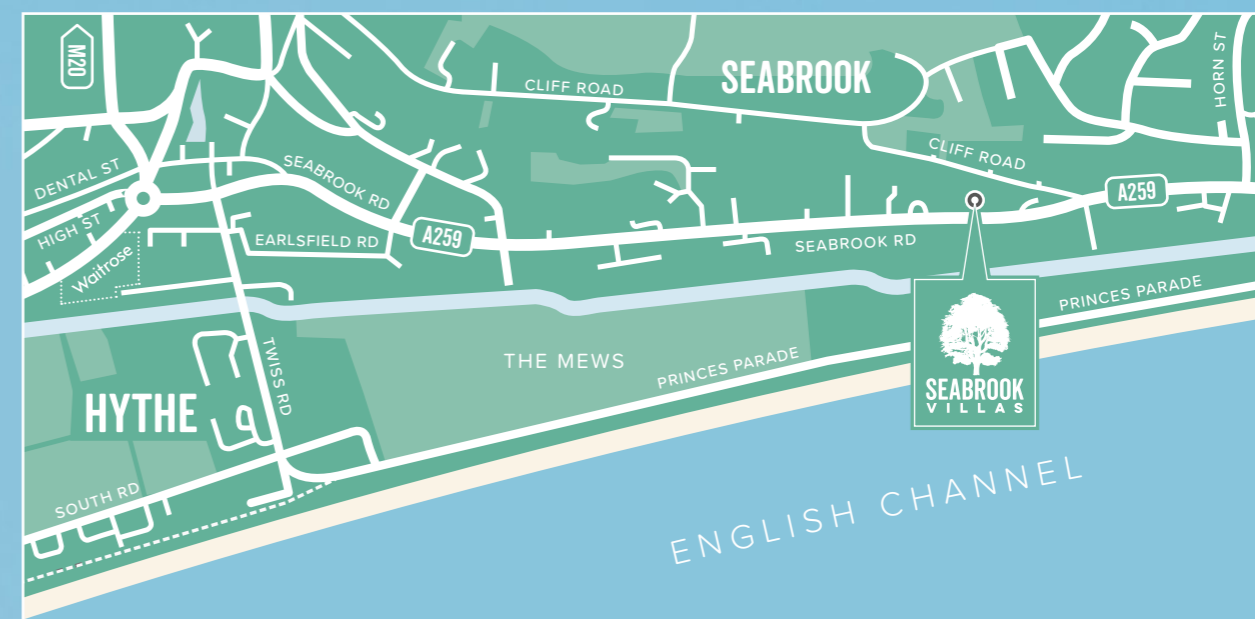
Conveniently situated between the charming seaside towns of Sandgate and Hythe, Seabrook Villas comprises 7 architecturally designed modern apartments ranging from 1 to 3 bedrooms offering versatile and sociable living spaces in an incredible location. Taking full advantage of position and aspect, the apartments

boast uninterrupted sea views from the first and second floors, and the vast windows to the front allow natural light to pour into every apartment. Working with THA Architects, Seabrook Villas offers spacious modern living in a coastal setting. The design is contemporary, yet sympathetically retains certain original details of the building. Each apartment has a dedicated

parking space and there is a shared bin and bike store as well as communal landscaped gardens to the rear. Seabrook Villas provides relaxed, fluid living spaces perfectly positioned to explore the area, rich with history and culture, as well as offering good transport links to London by train and mainland Europe by car / tunnel or ferry.



HYTHE AND THE LOCAL AREA



Hythe is one of Kent's best kept secrets.

This charming seaside town is full of unique independent shops, cafes, bars and restaurants as well as more traditional pubs. There is a popular twice monthly farmers market, offering the best of local seasonal produce including game, fruit and vegetables, cheeses and artisan breads and pastries.

One of the south coast's Cinque Ports, Hythe is best known for its Royal Military Canal; a relic of the Napoleonic wars which runs through the heart of

the town. The canal stretches 28 miles to Hastings, further along the coast and there are a number of dedicated walks of varying lengths for every ability to enjoy.

Perfectly positioned to explore the county's rich history and attractions, Hythe is a short car journey away from Dover Castle with its imposing position over the white cliffs, looking across to France. For animal lovers, the magnificent Port Lympne Nature Reserve is under 15 minutes away by

car. There are many parks, woodland walks and public gardens close to Hythe seafront, where the majestic Hythe Imperial Hotel sits, complete with its own spa, gym, 18 hole golf course and champagne bar. The Victorian promenade is perfect for keen walkers and cyclists.

A stroll along the promenade from Hythe brings you to smaller Sandgate, complete with its own unique charm and high street of independent coffee shops and delis. Enjoy a picnic

on the beach in front of the line of brightly coloured beach huts or take advantage of one of the many water sports facilities in the area including kayaking, canoeing and paddle boarding as well as water and jet ski lessons and hire.

Beyond Sandgate is the larger, livelier town of Folkestone. Only 9 minutes by car, Folkestone offers a vibrantly diverse art scene and a plethora of shops, both independent and recognisable high street chains. The Folkestone triennial,

dubbed as the UK's most ambitious art exhibition, takes over the town every three years and Folkestone is full of art installations, fringe events and exhibitions. The cobbled streets of the old town are home to independent shops, cafes, restaurants and bars and the Harbour arm (renovated from the disused Folkestone Harbour railway station) is a bustling mixture of permanent and pop up eateries, complete with an annual Christmas market and open air cinema in the

summer months. The historic Leas Cliff Hall is Kent's premier entertainment venue and has an excellent yearly programme of live music, theatre and literary events for all ages and appetites. Transport links here are also excellent. The High-Speed train service to London (from Folkestone West, 6 minutes away by car from Seabrook Villas) is less than an hour and the Channel Tunnel is 3 miles away. A little further along the coast is Dover with regular ferry crossings to France.



SEABROOK VILLAS HYTHE

The Seabrook Villas project has been brought to you by Kiln & Cowl in partnership with THA Architects, built out by Charisma Developments with design specifications led by Hall Villar Design and the whole build being carefully monitored by KCCL Quantity Surveyors. All our partner consultants

are well established experts in their fields and all went through a thorough selection process overseen by the team at Kiln & Cowl.

Kiln & Cowl is the new re-sale arm of long standing local property firm The MPL Group. The MPL Group is a family firm that has been active in

the Southeast for over 30 years. With a long history of restoring listed and un-used buildings, we always pay attention to ensure conversion works are carried out sympathetically to maintain the character and heritage of the building, whilst at the same time providing exciting and modern homes.



SITE PLAN



SEABROOK ROAD

SCHEDULE OF ACCOMMODATION

APARTMENT	1	2	3	4	5	6	7	
BEDROOMS	2	2	1	3	1	3	2	
ENSUITES	1	1	–	1	–	1	1	
FAMILY BATHROOM	✓	✓	✓	✓	✓	✓	✓	
UTILITY	✓	✓	✓	✓	✓	✓	✓	
PRIVATE OUTDOOR AREA	✓	–	✓	✓	–	✓	✓	
CAR PARKING SPACE	1	1	1	1	1	1	1	
FLOOR LOCATION	G	1ST	G	G	1ST	1ST	2ND	
INTERNAL AREA	METRIC	117 _{M²}	133 _{M²}	68 _{M²}	154 _{M²}	67 _{M²}	135 _{M²}	130 _{M²}
	IMPERIAL	1259 _{FT²}	1432 _{FT²}	732 _{FT²}	1658 _{FT²}	721 _{FT²}	1453 _{FT²}	1399 _{FT²}

Disclaimer - Kiln & Cowl give notice that all particulars within this brochure are for guidance purposes only. Renders show only indicative images. Areas, measurements and distances given are approximate only. Specifications and all details regarding the property are strictly subject to contract. This information does not constitute a contract in part or full and purchasers must satisfy themselves by inspections or otherwise.



APARTMENTS
**ONE
& TWO**

Apartments 1 and 2 are similar in size and layout. While Apartment 1 is on ground level and has its own private garden space, Apartment 2 is

located on the first floor and benefits from sea views to the front. Both apartments have an open plan kitchen / diner, with double aspect windows and

the separate sitting rooms also enjoys double aspect windows, allowing natural light to pour in. There is 1 master ensuite, with walk-in wardrobe and a 2nd

double bedroom with separate family bathroom in both. There are dedicated utility rooms in each and both apartments have a private entrance.

APARTMENTS ONE & TWO

Interior designed with our partner Hall Vilar to bring you thoughtful layouts, lighting designs and high-quality and long-lasting hardware, fixtures & fittings.

All appliances are from the well-built and reliable Bosch Series 4 range, unless otherwise stated.

The modern fitted kitchens come with a built-in oven plus separate built-in Combi Microwave / Oven, along with a 80cm induction hob with integrated extraction.

To complete the kitchen, there is both an integrated full height Fridge Freezer and dishwasher.

Both the kitchens and utilities come with an Abode sink and mixer tap.

The utility also includes an integrated washer / dryer .

Flooring is a mix of high quality engineered wood floors and large format designer tiles.

All bathrooms are fitted with high quality, designer products from brands including Vado, Duravit and Codis.

There is a hard-wired video entry system to the apartments which can also be controlled via an app.



APARTMENT ONE

GROUND

-  2
-  1



117_{M²}
1259_{FT²}

APARTMENT TWO

FIRST

-  2
-  1



133_{M²}
1432_{FT²}



	METRIC	IMPERIAL	ENSUITE
LIVING	16.8 _{M²}	180.8 _{FT²}	-
KITCHEN / DINING	29.7 _{M²}	319.7 _{FT²}	-
BEDROOM 1	16.6 _{M²}	178.7 _{FT²}	✓
BEDROOM 2	13.4 _{M²}	144.2 _{FT²}	-



	METRIC	IMPERIAL	ENSUITE
LIVING	18.7 _{M²}	201.3 _{FT²}	-
KITCHEN / DINING	29.7 _{M²}	319.7 _{FT²}	-
BEDROOM 1	16.7 _{M²}	179.8 _{FT²}	✓
BEDROOM 2	12.7 _{M²}	136.7 _{FT²}	-



APARTMENTS THREE & FIVE

Apartment 3 is on ground level and offers open plan kitchen / diner and living space with a stunning bay window to the front. The bedroom is ensuite, but the bathroom is also accessible

from the hallway. There's a private terrace at the back and a dedicated utility room. Entrance is through the communal hallway. **Apartment 5** is on the 1st Floor, offering fabulous sea views

from the windows in the open plan kitchen / diner / living space. There is 1 bedroom and separate bathroom and a utility room. Entrance to apartment 5 is through the communal hallway.

Both apartments 3 and 5 take full advantage of the development's location and the large windows to the front fill the main living spaces of the apartments with light.

APARTMENTS THREE & FIVE

Interior designed with our partner Hall Vilar to bring you thoughtful layouts, lighting designs and high-quality and long-lasting hardware, fixtures & fittings.

All appliances are from the well-built and reliable Bosch Series 4 range, unless otherwise stated.

The modern fitted kitchens come with a built-in oven plus separate built-in Combi Microwave / Oven and a 60cm induction hob with Bosch Series 2 hood extraction.

To complete the kitchen, there is both an integrated full height Fridge Freezer and dishwasher.

Both the kitchens and utilities come with an Abode sink and mixer tap.

The utility also includes an integrated washer / dryer .

Flooring is a mix of the original refurbished wood floors in living areas, modern loop pile carpet in bedrooms and large format designer tiles in bathrooms and utilities.

All bathrooms are fitted with high quality, designer products from brands including Crosswater, Duravit and Codis.

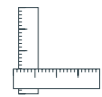
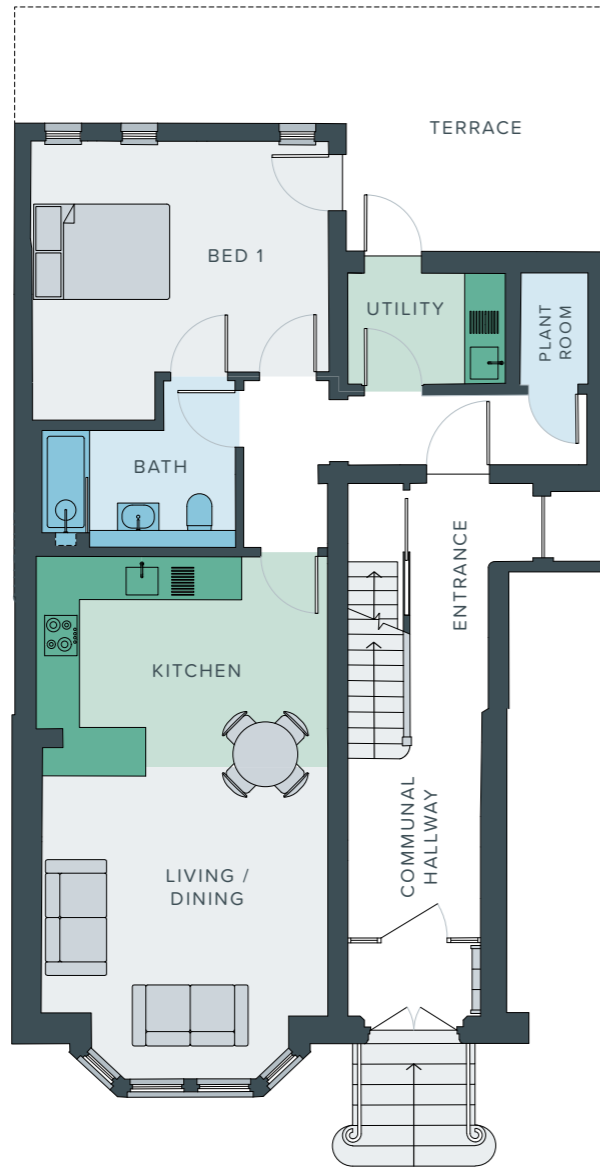
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APARTMENT THREE

GROUND

-  1
-  1

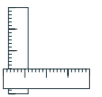
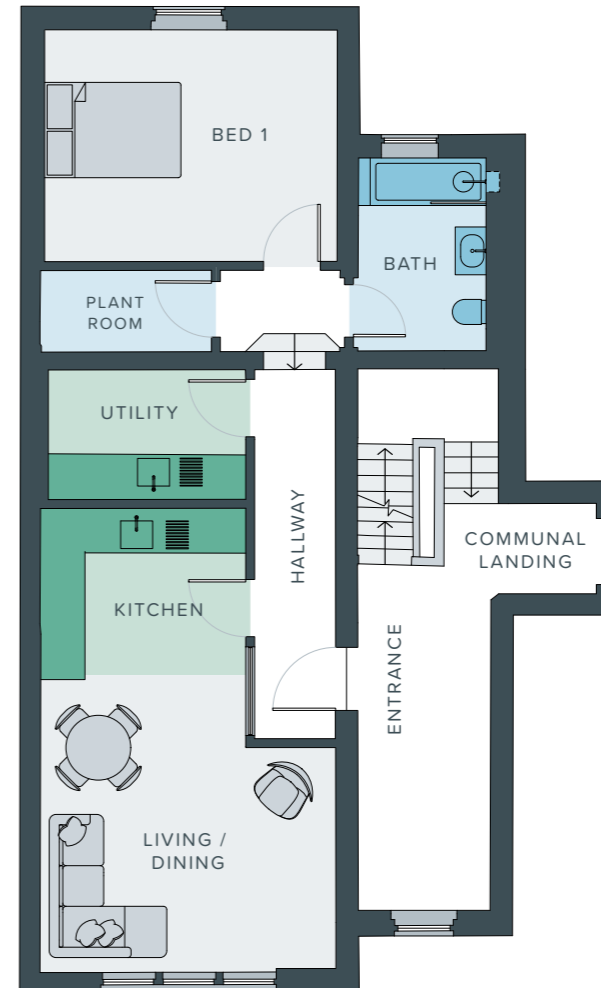


68_{M²}
732_{FT²}

APARTMENT FIVE

FIRST

-  1
-  1



67_{M²}
721_{FT²}



	METRIC	IMPERIAL	ENSUITE
LIVING / KITCHEN	30.9 _{M²}	332.6 _{FT²}	-
BEDROOM 1	16.1 _{M²}	173.3 _{FT²}	✓
ENSUITE	5.6 _{M²}	60.3 _{FT²}	-



	METRIC	IMPERIAL	ENSUITE
LIVING / KITCHEN	24.5 _{M²}	263.7 _{FT²}	-
BEDROOM 1	14.6 _{M²}	167.2 _{FT²}	-
BATHROOM	6.1 _{M²}	65.7 _{FT²}	-

COMMUNAL AREAS

Working with the award winning landscape designer Sarah Morgan the elevated communal gardens behind Seabrook Villas reflect the coastal location of the building. A bound shingle pathway weaves through the grassy lawns, echoing both the promenade at the front and the ancient military canal that runs through nearby Hythe. Sections of the gardens are landscaped with wooden planks which also create simple steps up to further lawns and a built in wooden seating area. The ethos of the garden is low maintenance elegance, leaving more time to enjoy the surroundings. There are allocated parking spaces for each property within the development as well as EV charging. There is also a shared bin store and for your convenience a secure bike store. The exterior communal spaces reflect the overall feel of modern living by the coast. The light and airy shared entrances and corridors continue this overall feel.





APARTMENTS
**FOUR
& SIX**

Apartment 4 is situated on the ground floor and offers 1 ensuite double and 2 further double bedrooms and a family bathroom. The living / dining space is open plan with a bay window to the front and a separate kitchen is just

off this main living space. There is also a dedicated utility room. Apartment 4 also benefits from its own private garden to the rear of the property. Entrance is through the communal hallway.

Apartment 6 is located on the

1st Floor and boasts sea views from the open plan living / dining area, with the kitchen just off this main living space. French doors open up from the living space to a large private roof terrace that runs along the side of the

building. There is also access to the roof terrace from the ensuite master bedroom. There are 2 further double bedrooms, a family bathroom and a dedicated utility room. Entrance to the apartment is through the communal hallway.

APARTMENTS FOUR & SIX

Interior designed with our partner Hall Vilar to bring you thoughtful layouts, lighting designs and high-quality and long-lasting hardware, fixtures & fittings.

All appliances are from the well-built and reliable Bosch Series 4 range, unless otherwise stated.

The modern fitted kitchens come with a built-in oven plus separate built-in Combi Microwave / Oven, along with a 80cm induction hob with integrated extraction.

To complete the kitchen, there is both an integrated full height Fridge Freezer and dishwasher.

Both the kitchens and utilities come with an Abode sink and mixer tap.

The utility also includes an integrated washer / dryer .

Flooring is a mix of the original refurbished wood floors in living areas, modern loop pile carpet in bedrooms and large format designer tiles in bathrooms and utilities.

All bathrooms are fitted with high quality, designer products from brands including Crosswater, Duravit and Codis.

There is a hard-wired video entry system to the apartments which can also be controlled via an app.



APARTMENT FOUR

GROUND

3

1



154_{M²}

1658_{FT²}

APARTMENT SIX

FIRST

3

1



135_{M²}

1453_{FT²}



	METRIC	IMPERIAL	ENSUITE
LIVING / DINING	34.4 _{M²}	370.3 _{FT²}	-
KITCHEN	17.9 _{M²}	192.7 _{FT²}	-
BEDROOM 1	16.2 _{M²}	174.4 _{FT²}	✓
BEDROOM 2	15 _{M²}	161.5 _{FT²}	-
BEDROOM 3	13.6 _{M²}	146.4 _{FT²}	-



	METRIC	IMPERIAL	ENSUITE
LIVING / DINING	29.3 _{M²}	315.4 _{FT²}	-
KITCHEN	16.8 _{M²}	180.8 _{FT²}	-
BEDROOM 1	17.8 _{M²}	191.6 _{FT²}	✓
BEDROOM 2	12.5 _{M²}	134.5 _{FT²}	-
BEDROOM 3	12.1 _{M²}	130.2 _{FT²}	-



APARTMENT
SEVEN
THE PENTHOUSE

Apartment 7, The Penthouse is located on the 2nd floor and has a unique floor plan to the other apartments in the development. The open plan kitchen / diner benefits from sea

views and light pours in through stunning cathedral ceiling glass doors, which open up to a Juliet balcony to take in even more of the spectacular, expansive vista. The master ensuite also boasts

sea views and the glass doors and vaulted ceilings echo the design of the main living space. There is a second bedroom to the rear of the apartment, with a family bathroom and also a

dedicated utility room. Entrance is through the communal hallway into a spacious internal entrance hall once inside the apartment.

APARTMENT SEVEN THE PENTHOUSE

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To complete the kitchen, there is both an integrated full height Fridge Freezer and dishwasher.

Both the kitchens and utilities come with an Abode sink and mixer tap.

The utility also includes an integrated washer / dryer.

Flooring is a mix of high quality engineered wood in the living areas, modern loop pile carpet in bedrooms and large format designer tiles in bathrooms and utilities.

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APARTMENT
SEVEN
THE PENTHOUSE

SECOND

🛏️ 2

🚗 1



130_M²

1399_{FT}²



	METRIC	IMPERIAL	ENSUITE
LIVING	23 _M ²	248 _{FT} ²	-
KITCHEN / DINING	25 _M ²	269 _{FT} ²	-
BEDROOM 1	23 _M ²	248 _{FT} ²	✓
BEDROOM 2	21 _M ²	226 _{FT} ²	-



CUSTOMER CARE

All Seabrook Villas properties will be available to be purchased off plan with expected completion in the Spring of 2025. Our experienced sales team will manage the sales process and are on hand to manage any queries. As a responsible developer, high

standards of customer service are essential to us. We can provide expert assistance on any matters relating to the development. Purchasers of a property in Seabrook Villas will receive a detailed hand over manual where all finishes, appliance

details, instruction booklets and guarantees are kept together in one easy to use file. All properties come with a 10 year New Home Warranty, along with a year long snagging period with our contractor Charisma Developments.



SEABROOK VILLAS



All Enquiries
01304 784 586
info@kilnandcowl.co.uk
kilnandcowl.co.uk

**SPACIOUS
MODERN LIVING
ON THE COAST**