



Sandgate Pavilions

SANDGATE PAVILIONS | ENCOMBE | FOLKESTONE | KENT | CT20 3DE

sunningdalehouse.co.uk

01304 808941

sandgate@sunningdalehouse.co.uk

Copyright ©2020 Sunningdale House Developments, all rights reserved. Images depicted may be of a different plot, computer generated / and or of our other show homes / apartments.

SUNNINGDALE HOUSE
DEVELOPMENTS



SANDGATE PAVILIONS

CONTEMPORARY | BESPOKE | LUXURY | EXEMPLAR

Autograph

SANDGATE
PAVILIONS

Sandgate Pavilions

A unique development of 36 bespoke luxury apartments
overlooking the English coastline

sunningdalehouse.co.uk

01304 808941

sandgate@sunningdalehouse.co.uk

RELAX AT FOLKESTONE HARBOUR

Located just a few miles to the west of Folkestone, the charming coastal town of Sandgate with its impressive stretch of shingle coastline and views across the English Channel, offers the perfect combination of being totally connected, yet away from it all.



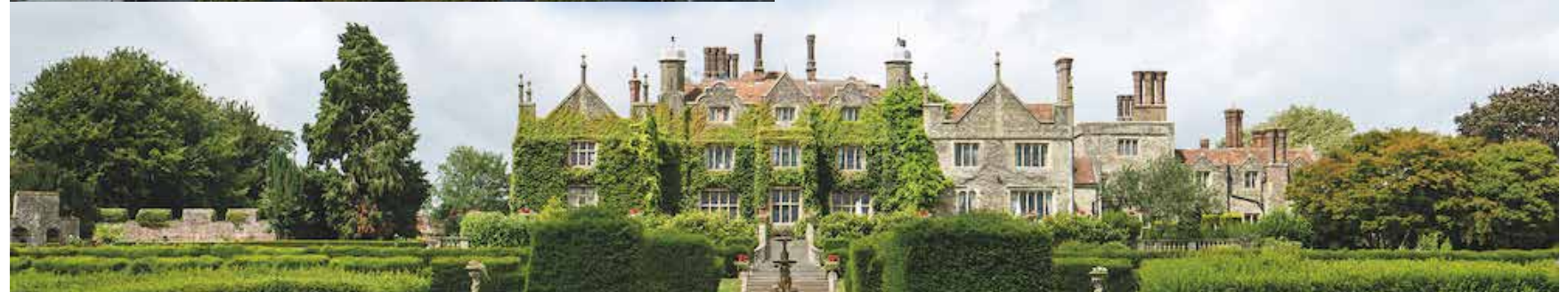


Coastal Cafés, Eateries & A Fantastic Michelin Recommended Restaurant

Cobbled streets lay host to a range of independent shops & diverse architectural history. While the bars and restaurants nearby are perfect if you're in the mood for a lively night out with friends. Dine at some of the most celebrated local restaurants, including: The Lighthouse Champagne Bar, The Pig, Eastwell Manor Hotel, Hythe Imperial Hotel and Rocksalt, the town's Michelin-starred restaurant.

Walk along the newly landscaped walkways to the Harbour Arm - one of Folkestone's biggest recent success stories. The Harbour Arm was once a railway terminal, playing a huge part in the departure and arrival of soldiers, refugees and supplies during both World Wars; in recent years it has undergone a huge project, bringing the town's heritage and history to life. All year round the harbour can be seen as a hive of cultural activity with live music and stunning local food & drink.

Stepping away from the coast and heading 5 miles inland, take a trip to the locally renowned Terlingham Vineyard where you can spend the day enjoying a vineyard tour and unique wine tasting.



Travel Links & Amenities

Sandgate Pavilions, located in 'The Garden of England', offers not only beautiful countryside & stunning sea views but also provides its residents the vast selection of local amenities of coastal towns and vastly accessible travel links.

With Folkestone West train station in close proximity, central London becomes an easy destination to reach with the High Speed line to St Pancras International. Take a trip across the water to France, via Eurotunnel and you can arrive in Calais within 35 minutes of boarding.



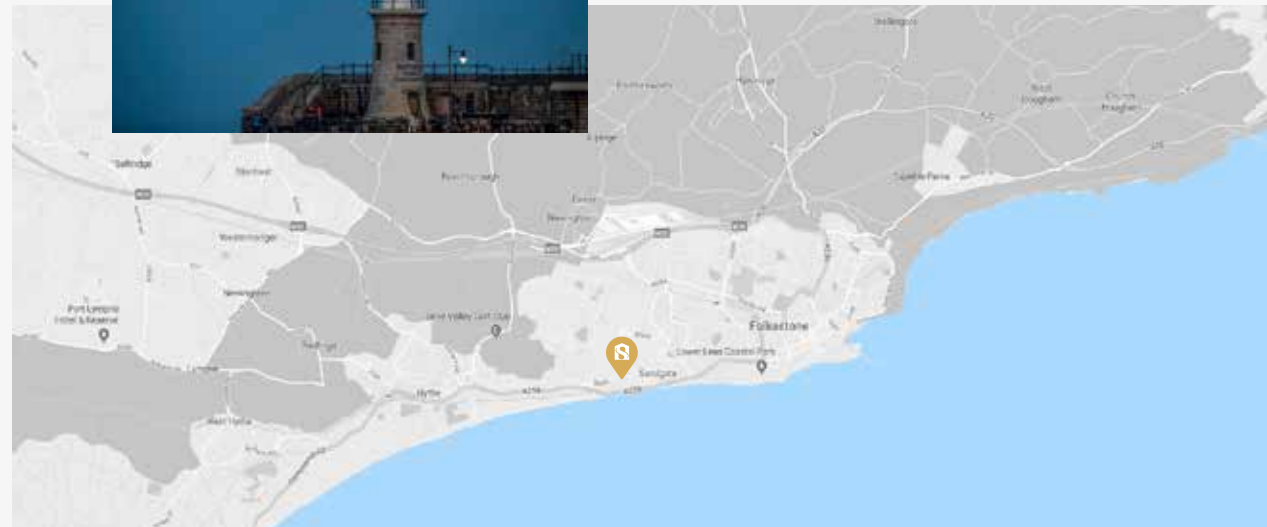
The Local Area

Sandgate Pavilions puts you within easy reach of a fantastic range of leisure activities. There are an abundance of water-based sports to enjoy in the local area. Try canoeing at the Seapoint Canoe Centre, just a few hundred metres away, or take the rudder at Folkestone Rowing Club, which is within walking distance of Sandgate Pavilions.



Hythe, situated just a short drive from Sandgate Pavilions is a thriving hub for many recreation & leisure facilities, such as golf, tennis, cricket, cycling, bowls, squash, boating and wind surfing, as well as fresh water and sea angling. Hythe also boasts a bustling high street, dainty streets and small shops spread over the picturesque hillside with a mix of unique historic architecture.

Folkestone & Hythe are simply the beginning of this beautiful landscape, just a short drive away is a selection of beautiful beaches, including the expansive sandy beaches of Camber and St Mary's Bay. Head north to experience the bohemian coastal town of Whitstable or take a trip to Margate and visit the seafront Turner Contemporary gallery.



Autograph

BREATHTAKING COASTAL VIEWS

Experience the serene sounds of the sea and the morning sunrise over the English coastline





Enjoy Beautiful Coastal Walks

Experience the breath taking 'England and Wales National Trails' along the cliff-tops and surrounding hillside, where they can be found stretching from Brighton to the banks of the river Thames. You could also opt to venture along the diverse river banks of the military canal.

Romney Marsh can be found directly west of Hythe and can be explored by car, bicycle, or using the worlds smallest railway that runs parallel with the coast between Dymchurch, New Romney and Dungeness.

At the foot of the iconic Shakespeare Cliff a few miles east of Folkestone, Samphire Hoe is an entirely man-made nature reserve, The park was created by using 4.9 million cubic metres of chalk marl from the Channel Tunnel excavations.

Two decades have passed since this new part of England was forged and the site has become a beautiful haven for wildlife. The dramatic white cliffs towering in the background and gorgeous sea views make it a great place for picnics and strolls.

The Design

Sandgate Pavilions have been meticulously designed from start to finish, every detail carefully considered from its conception to construction and specification. With each apartment boasting an impressive layout, utilising space efficiently.



Produced using only the finest materials and built by true professionals. Sandgate Pavilions is the very embodiment of comfort and quality, from the chic boutique hotel ambience to the stylish wall and floor finishes that create a relaxing and elegant environment.

Each apartment offers a large open air seating area, whether that be the gardens on the ground floor or sun terrace balconies above, allowing you to soak up the beautiful ambience throughout the year.



The Development

Positioned on the slopes of the Sandgate Hills, Sandgate Pavilions offers the very best in modern living in a truly unique location. This latest Sunningdale House development offers living within a landmark waterfront community in which stunning, high specification apartments boast far-reaching coastal views across the English Channel.

Sandgate Pavilions benefits from spectacular grounds in which to relax and unwind. With landscaped areas and tree-lined vistas, Sandgate Pavilions complements its surroundings perfectly for a peaceful and relaxing way of living.

Each apartment comes with a fully integrated high specification kitchen, incorporating the latest in home technology, well-appointed bedrooms with beautifully designed en-suite bathrooms and private balcony or garden. There is secure allocated parking, with passenger lifts to all floors. Each apartment allows you to take full advantage of the stunning views across the landscaped gardens, sea and shores of France.



Ground Floor

2 & 3 bedroom ground floor generously proportioned apartment with spacious garden and patio area, open plan living/dining areas and contemporary fittings throughout.

Property Details

- Garden Apartment
- 2 & 3 Bedrooms
- 2 Parking Spaces
- Sea Views

1,259 SQ FT



Autograph

First Floor

2 & 3 bedroom first floor apartment with open plan living/dining areas and contemporary fittings throughout. Featuring a stunning balcony with sea views over the English coastline.

Property Details

- First Floor Apartment
- 2 & 3 Bedrooms
- 2 Parking Spaces
- Sea Views

1,259 SQ FT



Second & Third Floor

2 & 3 bedroom second floor (Martello House) & third floor (Shorncliffe House & Enbrook House) apartment with open plan living/dining areas and contemporary fittings throughout. Featuring a generous terrace (273sqft) with spectacular sea views over the English coastline.

Property Details

- Second & Third Floor Apartment
- 2 & 3 Bedrooms
- 2 Parking Spaces
- Stunning Sea Views

1,389 SQ FT



Autograph

The Penthouse Apartment

3 bedroom third floor (Martello House), fourth floor (Shorncliffe House & Enbrook House) penthouse apartment with well-appointed open plan living/ dining areas and contemporary fittings throughout. Featuring a spectacular terrace with breath taking sea views over the English coastline.

Property Details

- Third & Fourth Floor Apartment
- 3 Bedrooms
- 2 Parking Spaces
- Stunning Sea Views

1,593 SQ FT



Autograph

The Residence Apartment

3 bedroom top floor, fourth floor (Martello House), fifth floor (Shorncliffe House & Enbrook House) Residence suite with unrivalled open plan living/dining areas and contemporary fittings throughout. Featuring an unsurpassed terrace with breath taking sea views over the English coastline.

Property Details

- Fourth & Fifth Floor Apartment
- 3 Bedrooms
- 2 Parking Spaces
- Stunning Sea Views

2,486 SQ FT



Our Specification

Kitchen

- Contemporary German Nobillia kitchen with fitted wall and base units
- Alveus Anthracite undermount sink with Quooker Pro 3 Tap
- Miele/Siemens/Bosch Integrated electric oven, hob and extractor
- Dekton/Stone/High pressure Laminate Worktops
- Bosch Integrated A+ rated fridge/freezer
- Bosch Integrated dishwasher
- Nobilia under wall unit lighting and Line N handle lighting
- Bosh Freestanding washer dryer (in hall cupboard)
- Caple wine coolers (full height in Penthouse/Residence)
- Counter flush AC mains outlets with integrated USB socket

Bathroom & En-Suite

- Adamsez chinaware (free standing bath & basin)
- Villeroy & Boch WCs
- Glass shower screen (mirrored/Clear) Full height frameless
- Vado designer taps and thermostatic shower mixer unit with ceiling mounted waterfall shower heads & handset (bespoke black finish for The Residence)
- Bespoke shower tray formers with chrome insert
- Dansani vanity units with integrated lighting
- Porcelanosa full height large format ceramic tiling to bath area (some apartments include feature walls)
- Ceramic tiling to floor with matched tiled skirting
- Low voltage recessed downlighters
- Integrated LED mirrors with shaver points and demisting
- Heated towel rails
- Concealed cisterns
- Extractor ventilation

Living Area

- Porcelanosa ceramic tile or Amtico flooring
- Bespoke Carré doors and skirtings
- Ceiling lighting pendants, recessed LED lighting & downlights (dimmable)
- Media plate providing TV/FM aerial, telecom, satellite and power points
- Sky+ wired to communal satellite dish (buyer subscription required)
- Wifi media point
- Terrace access (on selected apartments)

Bedrooms

- Bespoke fitted wardrobes with integrated lighting
- Luxury heavy weight stain resistant fully fitted carpet
- Media plate providing TV/FM aerial, telecom, satellite and power points (all bedrooms)
- Terrace access (on selected apartments)
- En-suite shower/bathrooms (dependent on apartment)
- Dimmable recessed LED coffered ceilings

Interior Finishes

- Wood veneer flush internal doors with polished chrome lever furniture
- Wood veneer skirting and architraves
- Matt emulsion to walls and ceilings

Heating

- Underfloor throughout
- Towel rail to bathrooms
- MVHR (mechanical ventilation heat recovery)
- All heating provided from a centralised external plant room (no boilers)

Electrical

- Recessed LED lighting & downlights (dimmable)
- In feature coffered ceilings in living room

External Finishes

- Spacious decked balcony and sheet glass balustrades to apartments on first floor and above
- Private outdoor terrace area to ground floor apartments and selected units
- Aluminium double-glazed sealed window units, aluminium rain screen cladding 1st floor and above
- Stone clad to ground floor apartments
- Waterproof electrical sockets to terrace
- All terrace and balconies have bulkhead or down lights
- Designated secure car park areas with electronic gate
- Extensive soft landscaped communal areas and to ground floor apartment areas

Security

- Electronic video door entry system
- Wood veneer apartment entrance door with spyhole and 5 lever deadlock
- Mains supply smoke and heat detection
- Motorised security entrance gate (vehicular and pedestrian)

Peace Of Mind

- All apartments benefit from 10 year BLP warranty
- One year customer care service plan
- Managing agents will administer the effective operation and maintenance of communal facilities

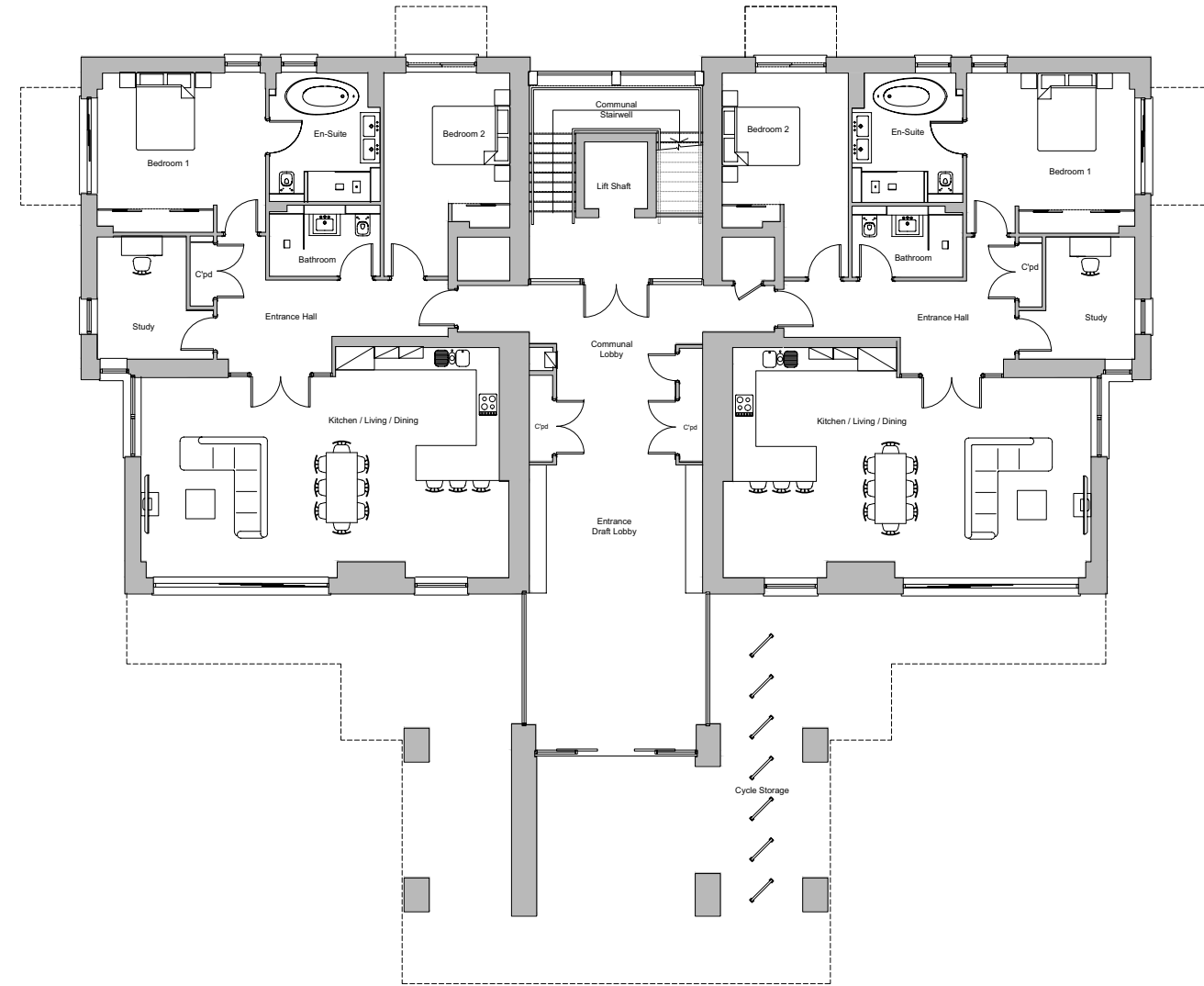
These details are given as an accurate interpretation of the specification of this development. The developer reserves the right to alter the specification at any time, and any choices detailed are done so at the developer's discretion and dependent on the stage of build.



Autograph

Ground Floor

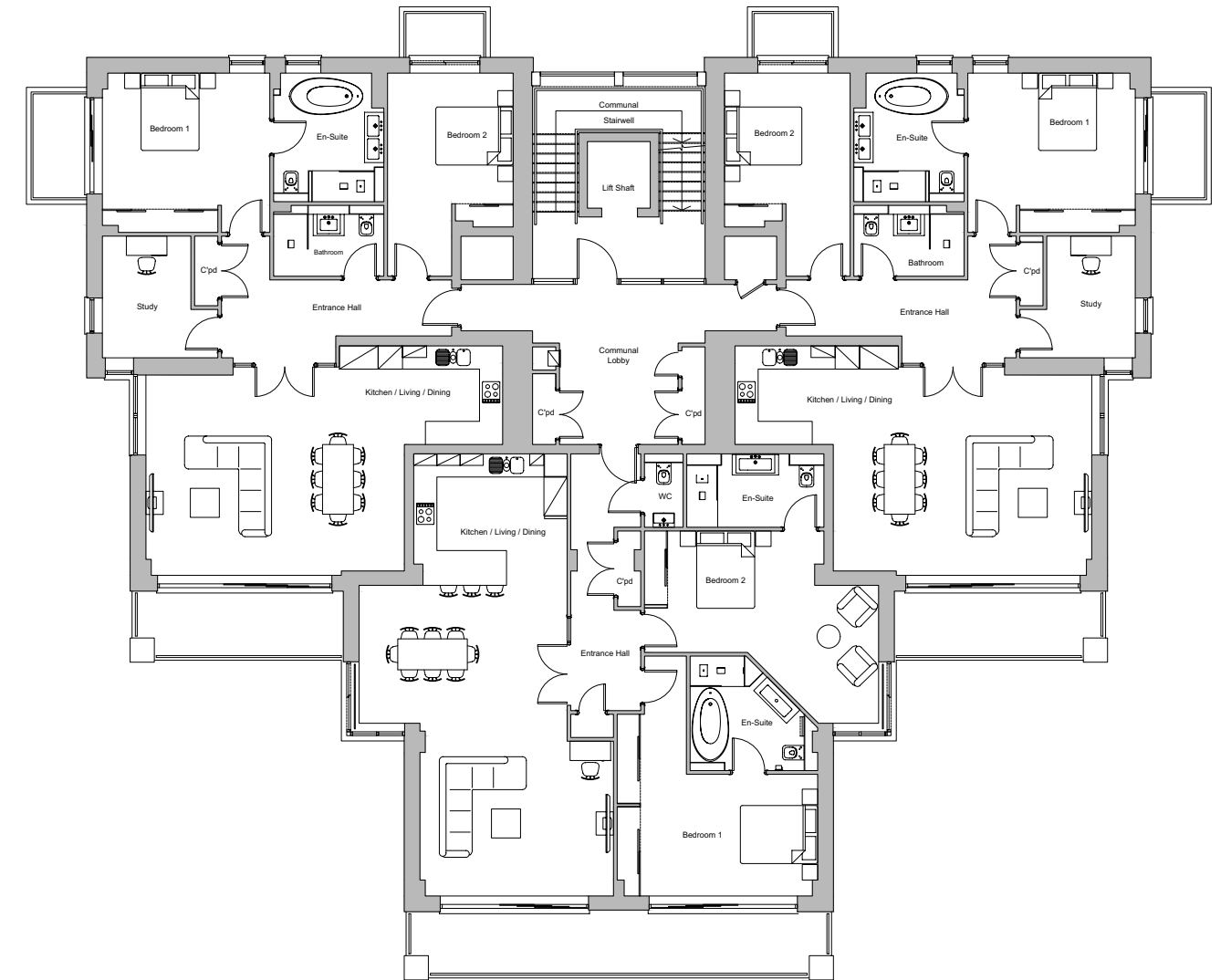
Kitchen/Living/Dining	54.6m ²
Bedroom 1	17.7m ²
Bedroom 2	15.0m ²
Study/Bedroom 3	8.1m ²



The dimensions and floorplans shown are for informative and illustrative purpose only. The developer reserves the right to make alterations at any time.

First/Second/Third Floor

Kitchen/Living/Dining	44.7m ² / 55.2m ²
Bedroom 1	17.7m ² / 20.3m ²
Bedroom 2	15.0m ² / 25.2m ²
Study/Bedroom 3	8.1m ²

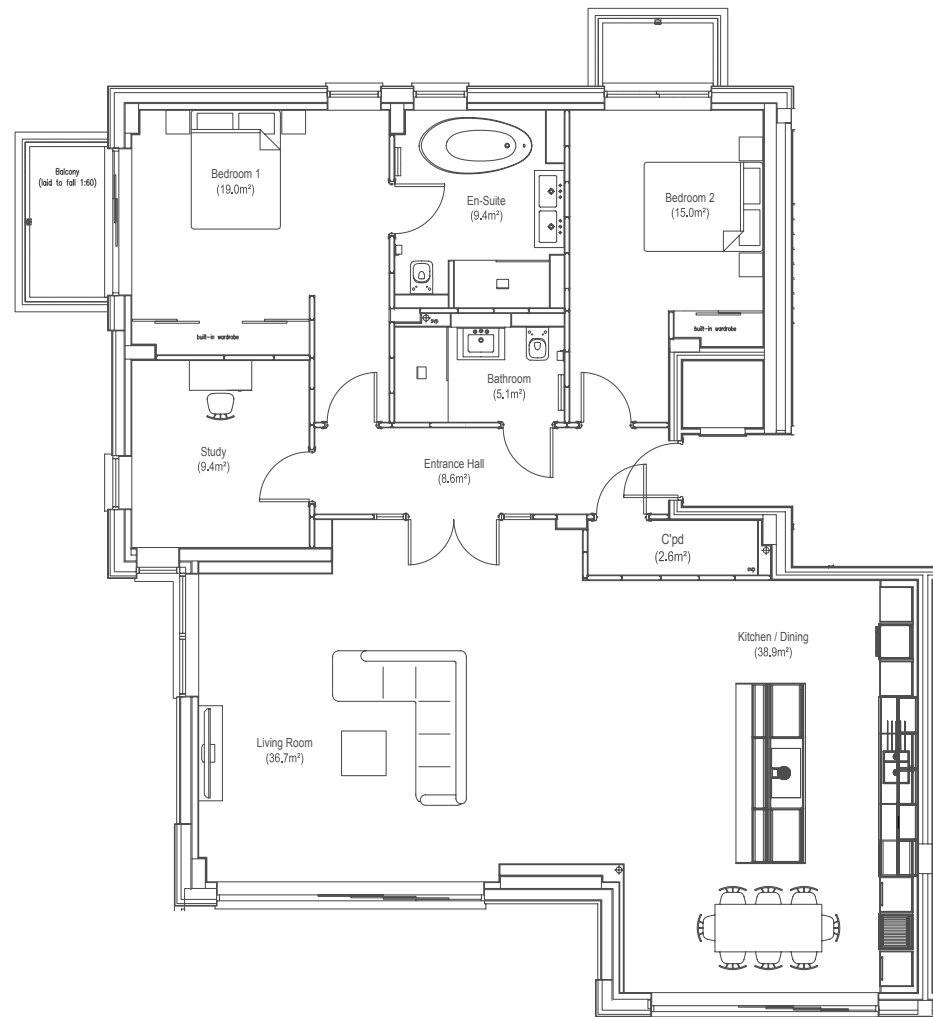


The dimensions and floorplans shown are for informative and illustrative purpose only. The developer reserves the right to make alterations at any time.

The Penthouse

Kitchen/Living/Dining
 Bedroom 1
 Bedroom 2
 Study/Bedroom 3

75.6m²
 19.0m²
 15.0m²
 9.4.m²

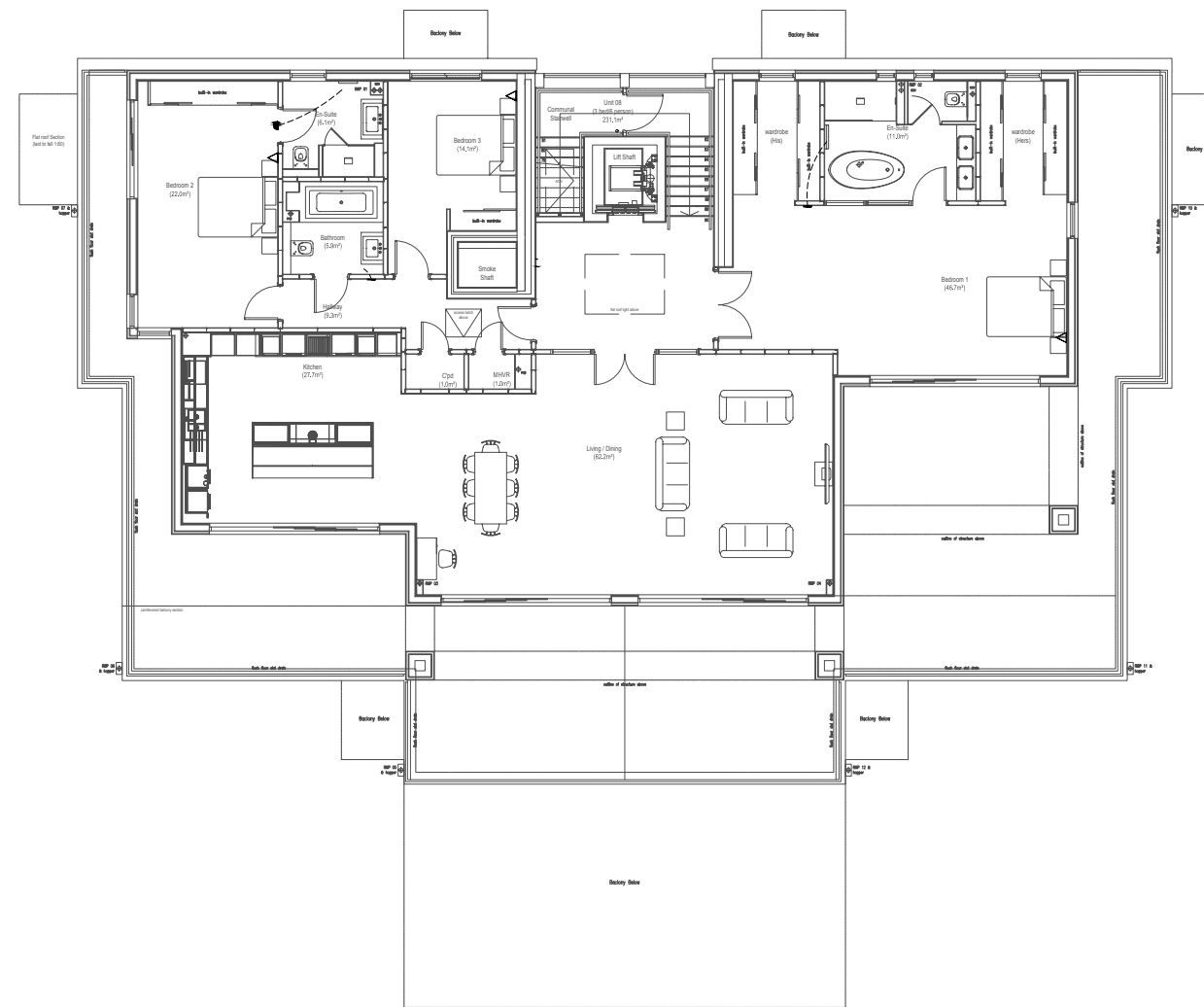


The dimensions and floorplans shown are for informative and illustrative purpose only. The developer reserves the right to make alterations at any time.

The Residence

Living/Dining
 Kitchen
 Bedroom 1
 Bedroom 2
 Bedroom 3

62.2m²
 23.9m²
 46.7m²
 22.0m²
 14.1.m²



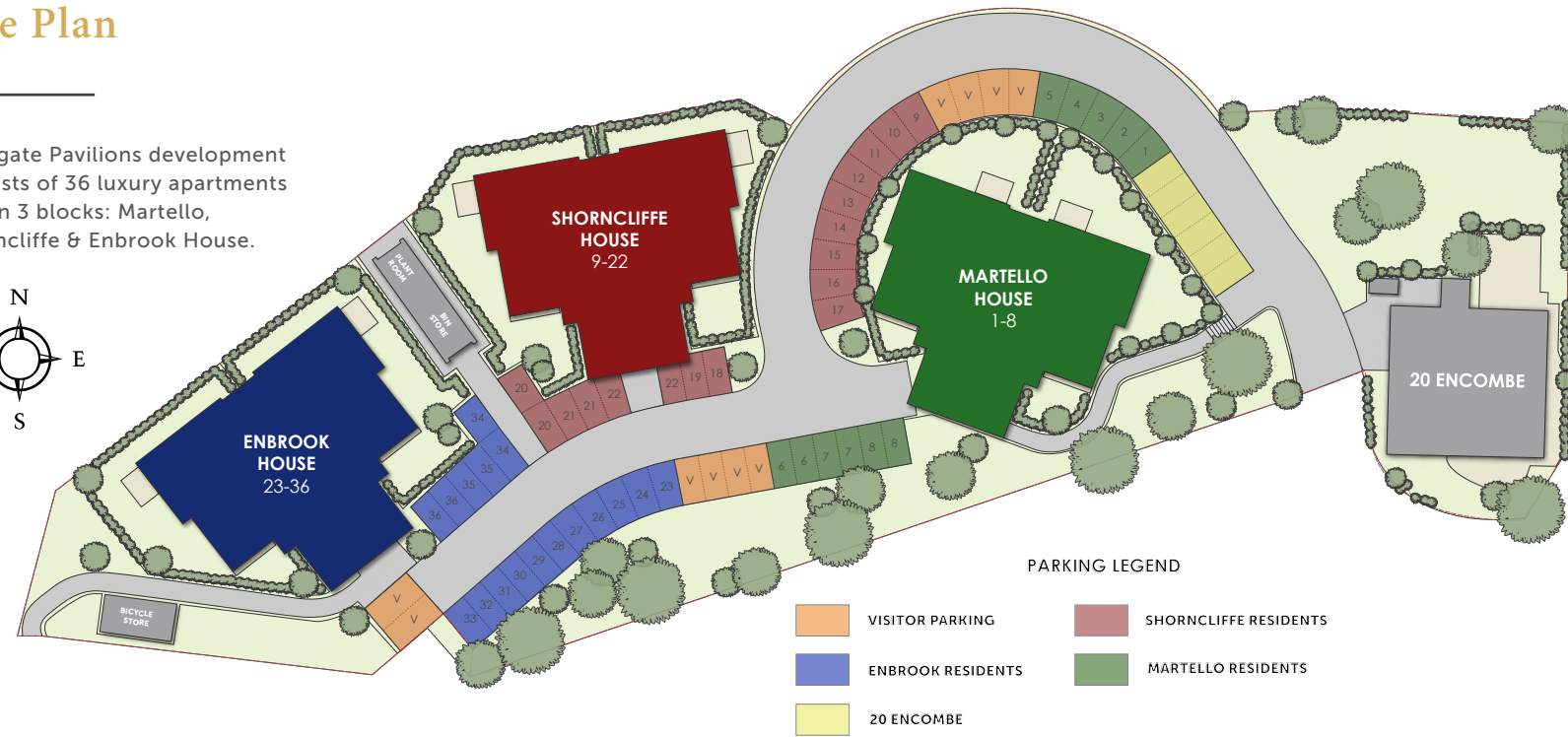
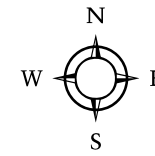
The dimensions and floorplans shown are for informative and illustrative purpose only. The developer reserves the right to make alterations at any time.

LIFE BY THE COAST

Autograph

Sandgate Pavilions Site Plan

Sandgate Pavilions development consists of 36 luxury apartments within 3 blocks: Martello, Shorncliffe & Enbrook House.



Enbrook House

Plot	Floor	Type	Bedroom
23	Gf	Garden	3
24	Gf	Garden	3
25	1st	Pavilion 2	3
26	1st	Pavilion 2	3
27	1st	Pavilion 1	2
28	2nd	Pavilion 2	3
29	2nd	Pavilion 2	3
30	2nd	Pavilion 1	2
31	3rd	Pavilion 2	3
32	3rd	Pavilion 2	3
33	3rd	Pavilion 1	2
34	4th	Penthouse	3
35	4th	Penthouse	3
36	5th	The Residence	3

Shorncliffe House

Plot	Floor	Type	Bedroom
9	Gf	Garden	3
10	Gf	Garden	3
11	1st	Pavilion 2	3
12	1st	Pavilion 2	3
13	1st	Pavilion 1	2
14	2nd	Pavilion 2	3
15	2nd	Pavilion 2	3
16	2nd	Pavilion 1	2
17	3rd	Pavilion 2	3
18	3rd	Pavilion 2	3
19	3rd	Pavilion 1	2
20	4th	Penthouse	3
21	4th	Penthouse	3
22	5th	The Residence	3

Martello House

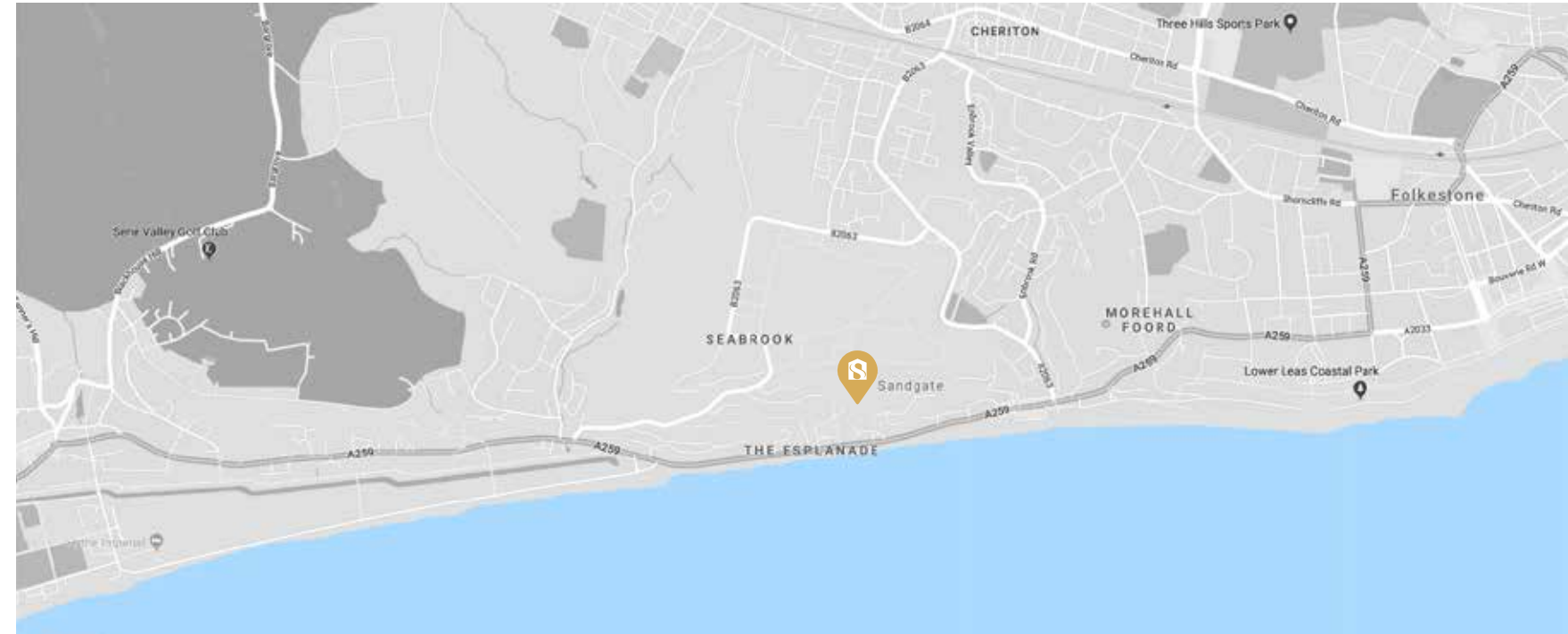
Plot	Floor	Type	Bedroom
1	Gf	Garden	3
2	Gf	Garden	3
3	1st	Pavilion 2	3
4	1st	Pavilion 2	3
5	1st	Pavilion 1	2
6	2nd	Penthouse	3
7	2nd	Penthouse	3
8	3rd	The Residence	3

Autograph

SANDGATE
PAVILIONS

Sunningdale House
SANDGATE PAVILIONS

Autograph



SANDGATE PAVILIONS

SAT NAV POSTCODE: CT20 3DE

From the A259 Sandgate Esplanade follow the Sunningdale signage up the Encombe road.
Then follow the signage for Sandgate Pavilions Customer Car Park. For Sat Nav use:
Encombe, Sandgate, Kent, CT20 3DE.

Sandgate Pavilions is a development by Sunningdale House Developments
Office 31 | Innovation House | Innovation Way | Discovery Park | Sandwich | Kent | CT13 9FF

sunningdalehouse.co.uk

01304 808941

sandgate@sunningdalehouse.co.uk