

# Westbourne Heights

A stylized teal line art illustration of a coastline. It features wavy lines representing the sea on the left, a prominent hill or cliff on the right, and a winding path or road that descends from the top right towards the bottom right.

THREE, FOUR AND FIVE  
BEDROOM HOMES,  
IDEALLY SITUATED  
BETWEEN FOLKESTONE  
AND SANDGATE

COOLINGE LANE • FOLKESTONE • CT20 3RA





## Location

### Communications

Westbourne Heights is just a few minutes' drive from the M20 for London and Dover and a few minutes' walk from Folkestone West main line railway station. With the new high speed rail link, journey times to London are less than an hour, extending the commuter belt as far as Folkestone.

From Ashford International Station you can catch the Eurostar high speed train and be in Paris two hours later! If you'd rather take the car, the nearby Eurotunnel shuttle service can whisk you to France in just 35 minutes.

### Schools

There are a number of quality schools nearby with the highly regarded Sandgate Primary School and Folkestone School for Girls in the same road. There are five primary schools and five secondary schools within a mile, including girls' and boys' grammar schools.

**W**ESTBOURNE HEIGHTS is situated alongside playing fields on the western outskirts of Folkestone between the rural beauty of the North Downs and the English Channel coastline. It is close to the picturesque village of Sandgate, famous nationally for its antique shops and locally for its bars and restaurants.

Traditionally built and finished to exceptionally high standards, our new homes are designed and built to high specifications by skilled craftsmen, using traditional construction methods.

# Westbourne Heights

COOLING LANE • FOLKESTONE

## The ideal location for your new home



Photographs, clockwise from the top: The Romney Hythe and Dymchurch Light Railway; the High Speed Rail Link and the White Horse of Kent on the North Downs above Folkestone.

### Things to do

Folkestone is a busy and prosperous resort town with beaches, cinema, bars, restaurants and clubs. The Leas Cliff Hall offers a wide variety of shows and further entertainment can be found nearby at Ashford and Canterbury. There are health and fitness clubs, sports clubs and golf courses. The nearby coast and countryside provide wonderful opportunities for walking and exploring. Other nearby attractions include the Romney Hythe and Dymchurch Light Railway at Hythe and Port Lympne Wild Animal Park. Set in 600 acres, this is one of the best places in the country to see animals from all over the world and there's more good news for nature lovers at Brockhill Country Park just a few miles away.

### Shopping

As well as Folkestone, Canterbury has a great shopping centre. At Ashford there's the Designer Outlet Village, which offers an opportunity to shop for designer labels at bargain prices.



## Specifications

- NHBC 10 year warranty
- Brick and block traditional cavity wall construction
- Partial fill cavity wall insulation
- Insulation to Building Regulation standards

### Kitchens

- Choice of kitchen unit door fronts from Pentland range
- Choice of 'stone' worktops, hob splashback and upstands to kitchen from Pentland range, includes adjacent window cills
- Choice of laminate worktops and upstands to utility room (where applicable) from Pentland range (optional upgrade: choice of 'stone' worktops and upstand to utility (where applicable) from Pentland range)
- Low energy downlighters
- Integrated appliances (double electric oven, five burner gas hob, microwave, fridge, freezer and dishwasher) including glass chimney hood
- Plumbing for washing machine (optional upgrade: washer/dryer)

### Bathrooms, cloakrooms and en-suites

- White sanitaryware, Ideal Standard Concept range
- Contemporary brassware
- Mirrors above all wash hand basins
- Shaver points to en-suites and bathroom
- Low energy downlighters to en-suites and bathroom
- Towel warmer to en-suites and bathroom

### Heating and Insulation

- Gas fired central heating system
- Energy efficient condensing boiler
- Thermostatic radiator valves to some radiators
- Underfloor heating to ground floor only (optional upgrade: electric underfloor heating to bathrooms and en-suites)

### Electrical, lighting and security systems

- TV points and telephone points in all bedrooms
- Networked satellite TV points to all outlets from main loft position
- TV aerial fitted as standard
- Mains wired smoke detectors fitted to Building Regulation standards
- Wiring for burglar alarm (optional upgrade: full SSAIB alarm system)

### Decorative finishes

- Choice of single matt emulsion wall colour throughout
- Smooth ceilings throughout
- Internal joinery painted eggshell white
- Coving to all rooms \*\*\*

### Joinery

- Double glazed PVCu windows throughout
- Built-in wardrobes with sliding doors, shelf and hanging rail to two bedrooms
- 100mm deep bullnose skirting
- MDF window boards
- Smooth white two panel internal doors \*\*
- Choice of door furniture from Pentland range
- Loft access ladder

### Floor finishes

- Choice of ceramic tiling to kitchen floor from Pentland range
- Choice of ceramic tiling to cloaks, bathroom and en-suite from Pentland range (Optional upgrades: choice of carpets and choice of ceramic tiling to ground floor from Pentland range)

### Exterior

- Exterior light fitting to front entrance
- Light fitting points to other external door locations
- Turfing and planting to external landscape scheme
- Riven stone effect paths and patios
- External tap to rear of property
- Power and lighting to garage

\*\* plain doors to some cupboards

\*\*\* other than in loft rooms

**Key**

- Plot 1**  
five bedroom detached home
- Plot 2**  
four bedroom detached home
- Plot 3**  
four bedroom detached home
- Plot 4**  
five bedroom detached home
- Plot 5**  
five bedroom detached home
- Plot 6**  
four bedroom detached home
- Plot 7**  
five bedroom detached home
- Plot 8**  
four bedroom detached home
- Plot 9**  
five bedroom detached home
- Plot 10**  
five bedroom detached home
- Plot 11**  
three bedroom terraced home
- Plot 12**  
four bedroom terraced home
- Plot 13**  
three bedroom terraced home



Coolinge Lane

# Plots 1, 7, 9 and 10

Plots 1 and 10: 2127ft<sup>2</sup> Plots 7 and 9: 1944ft<sup>2</sup>



## Ground floor plots 1 and 10

### Living area

7.10m max x 5.71m max (23'3" max x 18'9" max)

### Dining area

4.12m x 2.68m (13'6" x 8'9")

### Kitchen/breakfast area

5.64m x 3.26m (18'5" x 10'8")

### Study/family room

3.84m x 2.68m (12'6" x 8'9")

## Ground floor plots 7 and 9

### Living/dining area

7.00m max x 5.41m max (22'11" max x 17'8" max)

### Family room

2.98m x 2.41m (9'9" x 7'10")

### Kitchen/breakfast area

5.79m x 3.26m (18'11" x 10'8")

## First floor plots 1, 7, 9 and 10

### Bedroom 1 (including dressing area)

7.71m x 2.94m max (25'3" x 9'7" max)

### Bedroom 2

4.01m x 2.68m (13'1" x 8'9")

### Bedroom 5

3.28m x 3.13m (10'9" x 10'3")

## Second floor plots 1, 7, 9 and 10

### Bedroom 3

3.20m max x 3.44m max (10'5" x 11'3" max)

### Bedroom 4

3.39m x 3.20m (11'1" x 10'5")

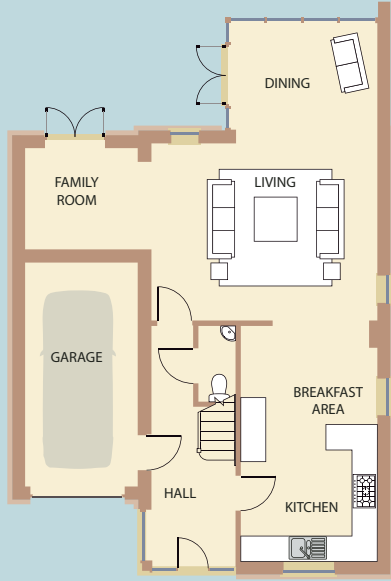
Contemporary five bedroom family homes with garage and conservatory



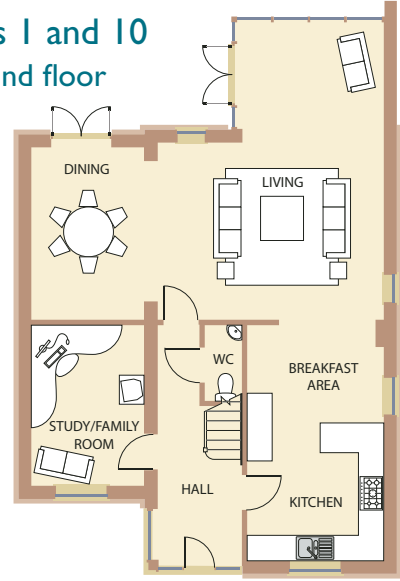
The Old High Street at Folkestone

All dimensions to wardrobe doors. Main illustration shows plot 1. Plots 1 and 10 have detached garages. Plots 7 and 9 have integral garages. Dimensions shown are maximum unless stated otherwise. Please refer to our Sales Manager for plot specific information.

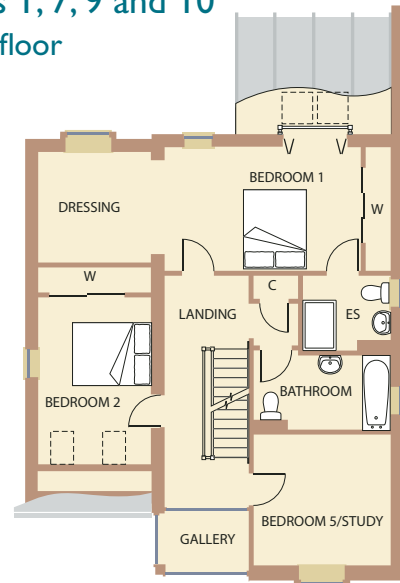
**Plots 7 and 9**  
Ground floor



**Plots 1 and 10**  
Ground floor

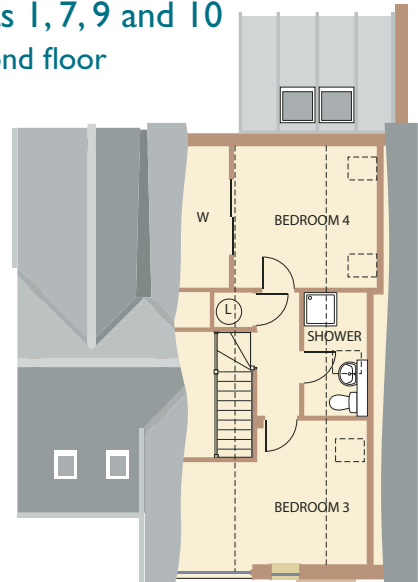


**Plots 1, 7, 9 and 10**  
First floor



Whilst every endeavour has been made to provide accurate information in relation to external and internal finishes, Pentland Homes reserves the right to alter or vary the design and specification at any time for any reason without prior notice. This brochure is intended to provide an indication of the general style of our development and housetypes. Any plans and drawings are illustrative only and may not be to scale. All room dimensions are as accurate as possible at time of going to press. Artists' impressions and photographs are for illustrative purposes only. For more information, please refer to a Sales Advisor. 01/10

**Plots 1, 7, 9 and 10**  
Second floor



Golf Course at Hythe

# Plot 2

2405ft<sup>2</sup>



A spacious three storey, four bedroom family home

### Ground floor

- Kitchen/breakfast**  
5.61m max x 4.72m max (18'4" max x 15'6" max)
- Drawing room**  
5.61m max x 5.02m (18'4" max x 16'5")
- Dining room**  
4.51m max x 4.00m (14'9" max x 13'1")

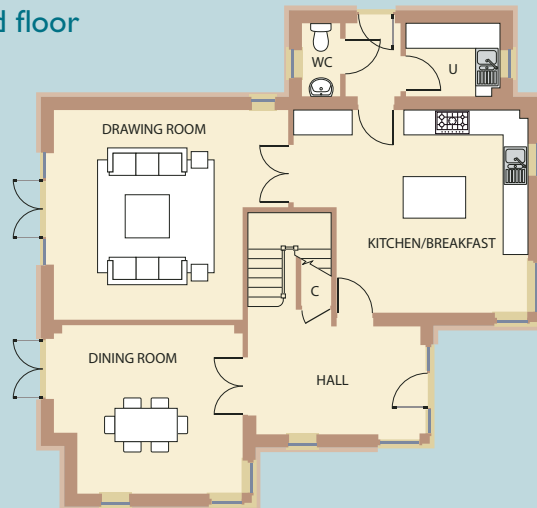
### First floor

- Bedroom 2**  
4.42m max x 3.95m max (14'5" max x 12'11" max)
- Bedroom 3**  
3.59m max x 3.59m max (11'9" max x 11'9" max)
- Bedroom 4**  
4.52m x 3.22m (14'9" x 10'6")

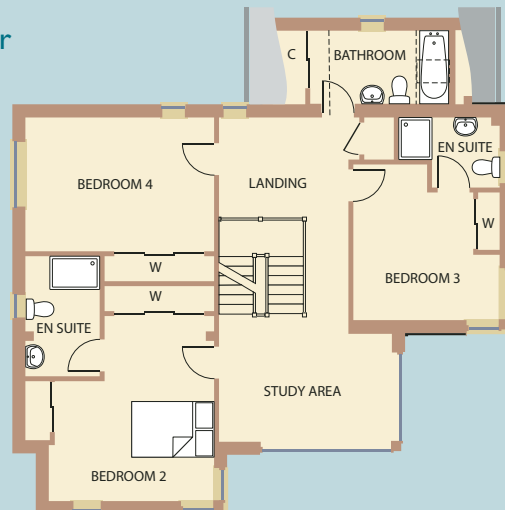
### Second floor

- Bedroom 1 (bedroom area only)**  
3.83m x 3.49m (12'6" x 11'5")

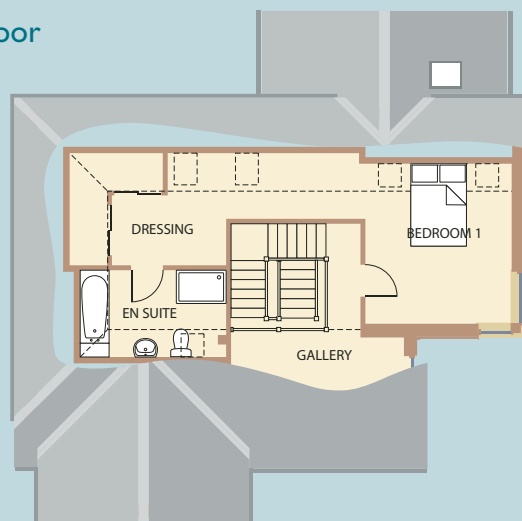
### Ground floor



### First floor



### Second floor



Refreshments on the seafront at Sandgate



# Plot 3

2177ft<sup>2</sup>

## Ground floor



## First floor



A four bedroom family home with integral double garage

### Ground floor

<b>Breakfast area</b>	2.92m x 2.82m	(9'6" x 9'2")
<b>Kitchen/dining area</b>	6.87m x 3.82m	(22'6" x 12'6")
<b>Living/family area</b>	8.11m max x 4.94m max	(26'5" max x 16'2" max)
<b>Study</b>	2.80m x 2.56m	(9'1" x 8'4")

### First floor

<b>Bedroom 1 (plus dressing room)</b>	4.94m x 3.16m	(16'2" x 10'4")
<b>Bedroom 2</b>	3.82m max x 3.37m	(12'6" max x 11'0")
<b>Bedroom 3</b>	3.82m max x 3.37m	(12'6" max x 11'0")
<b>Bedroom 4</b>	3.18m x 2.79m	(10'5" x 9'1")
<b>Den/bonus room</b>	5.16m x 4.13m	(16'10" x 13'6")



The beach at Sandgate

All dimensions to wardrobe doors. Dimensions shown are maximum unless stated otherwise. Please refer to our Sales Manager for plot specific information.

# Plots 4 and 5

2055ft<sup>2</sup>



Five bedroom executive family homes with integral double garage

### Ground floor

#### Kitchen/breakfast

5.60m x 3.25m (18'4" x 10'7")

#### Living/dining area

7.20m max x 5.41m max (23'7" max x 17'8" max)

#### Family room

3.15m x 2.34m (10'3" x 7'8")

### First floor

#### Bedroom 1 (including dressing area)

8.56m max x 3.03m max (28'0" max x 9'11" max)

#### Bedroom 2

5.16m x 4.10m max (16'10" x 13'5" max)

#### Bedroom 5/study

3.25m x 2.92m (10'7" x 9'7")

### Second floor

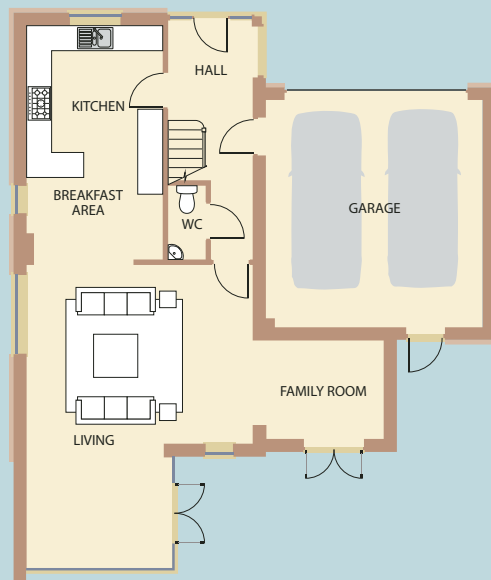
#### Bedroom 3

5.35m max x 3.20m (17'6" max x 10'6")

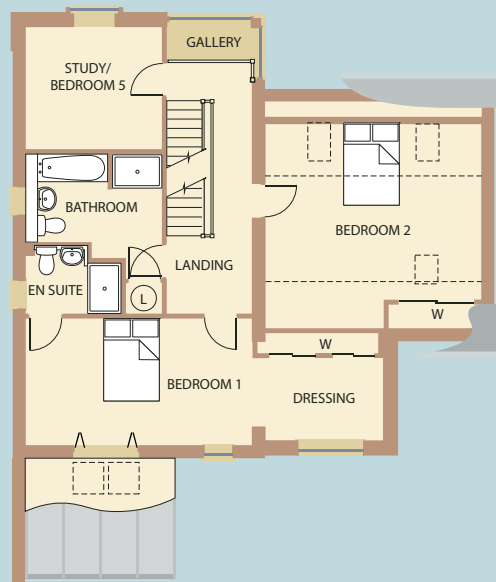
#### Bedroom 4

3.43m max x 3.20m max (11'3" max x 10'6" max)

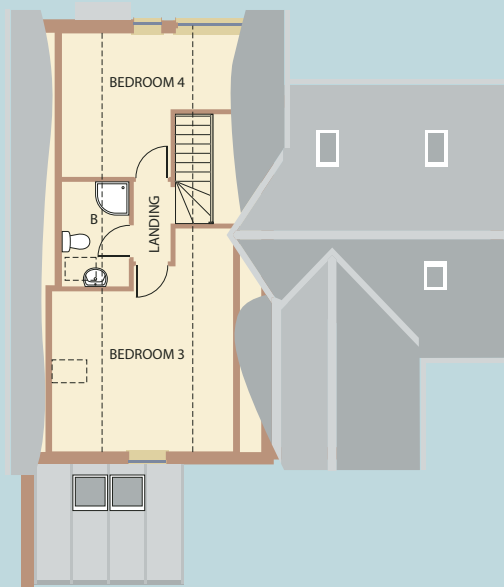
Ground floor



First floor



Second floor



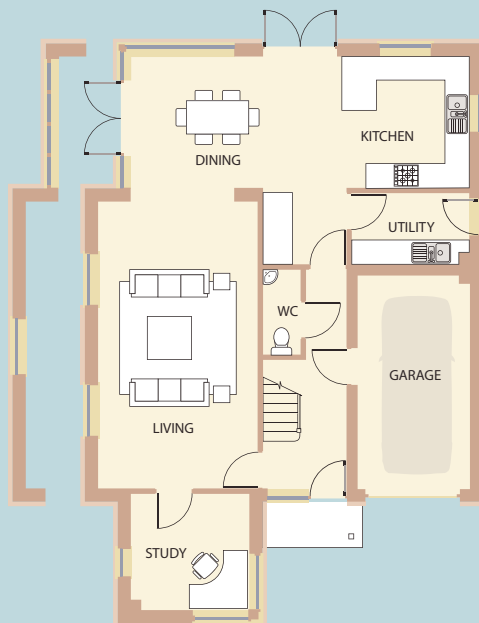
Folkestone Harbour

# Plot 6 and 8

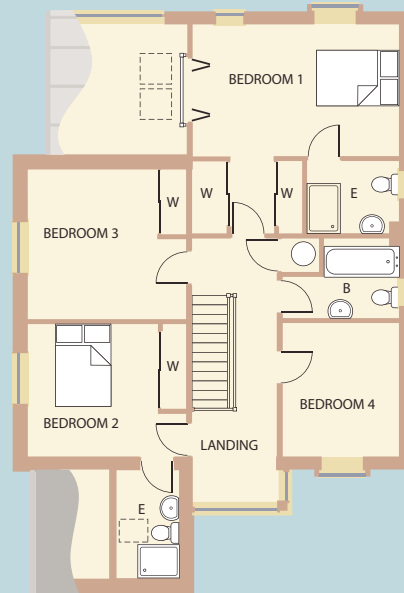
1817ft<sup>2</sup>

## Ground floor

Side wall on plot 8 differs as shown



## First floor



Comfortable four bedroom family homes with integral garage

### Ground floor

**Kitchen/dining**  
7.84m x 3.13m (25'8" x 10'3")

**Living room**  
7.22m x 3.81m (23'8" x 12'6")

**Study**  
2.82m x 2.77m (9'3" x 9'1")

### First floor

**Bedroom 1 (plus dressing area)**  
4.93m x 3.16m (16'2" x 10'4")

**Bedroom 2**  
3.78m max x 3.15m (12'4" max x 10'4")

**Bedroom 3**  
3.78m max x 3.57m (12'4" max x 11'8")

**Bedroom 4**  
3.18m x 2.77m (10'5" x 9'1")



View of Coolinge Lane from Westbourne Heights entrance.

All dimensions to wardrobe doors. Dimensions shown are maximum unless stated otherwise. Please refer to our Sales Manager for plot specific information.

# Plots 11, 12 and 13

Plots 11 and 13: 1302ft<sup>2</sup> Plot 12: 1858ft<sup>2</sup>



## Plots 11 and 13

### Ground floor

#### Kitchen/dining area

4.54m x 2.96m (14'10" x 9'8")

#### Living room

4.54m x 4.31m (14'10" x 14'1")

### First floor

#### Bedroom 2

4.54m x 3.29m (14'10" x 10'9")

#### Bedroom 3

4.54m x 2.98m (14'10" x 9'9")

### Second floor

#### Bedroom 1

4.32m x 3.60m (14'1" x 11'10")

## Plot 12

### Ground floor

#### Kitchen/dining area

6.31m x 3.91m (20'8" x 12'9")

#### Study

2.55m x 2.21m (8'4" x 7'3")

### First floor

#### Living room

6.31m x 4.56m max (20'8" x 14'11" max)

#### Bedroom 3

3.25m max x 3.25m (10'7" max x 10'7")

#### Bedroom 4

3.26m x 2.57m max (10'8" x 8'5" max)

### Second floor

#### Bedroom 1

5.50m x 4.24m max (18'0" x 13'10" max)

#### Bedroom 2

5.50m x 3.66m max (18'0" x 12'0" max)

Stylish three and four bedroom family homes over three floors and each with its own garage

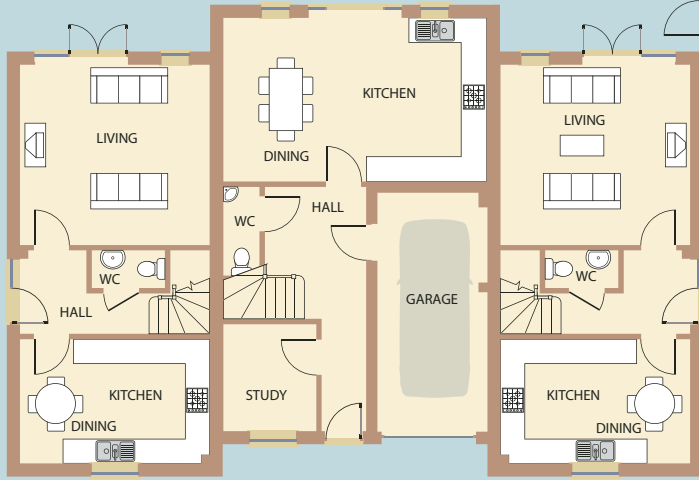


Sunset at the sandy beach close to the harbour at Folkestone

Plot 11

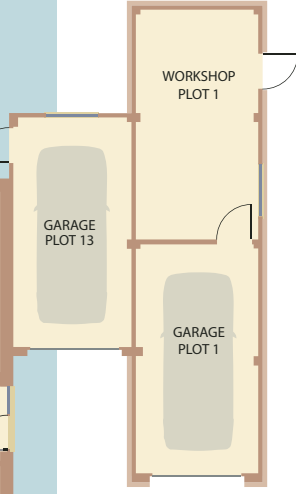
Plot 12

Plot 13

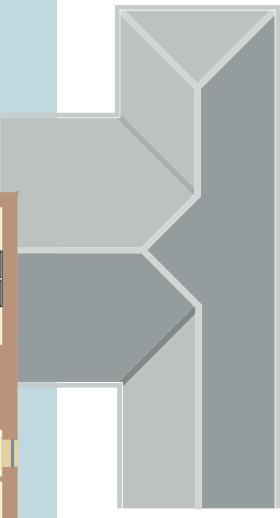
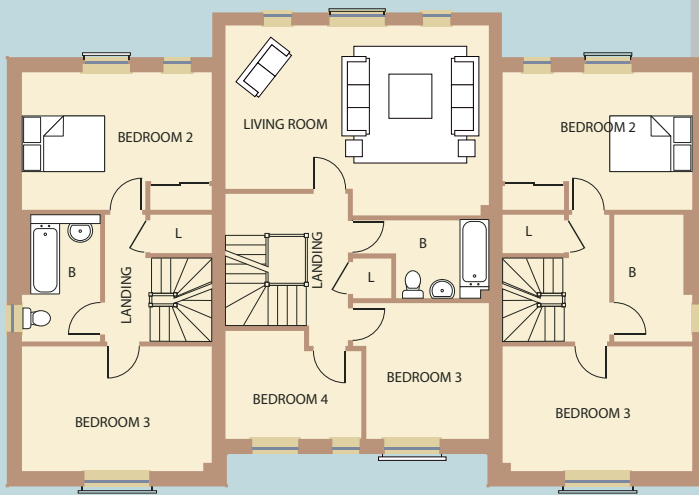


WORKSHOP PLOT 1

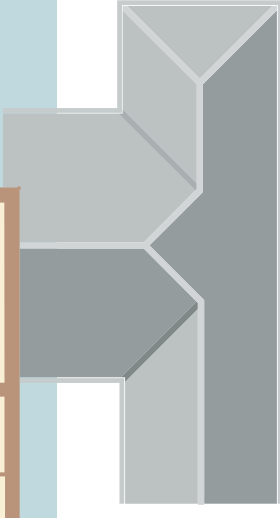
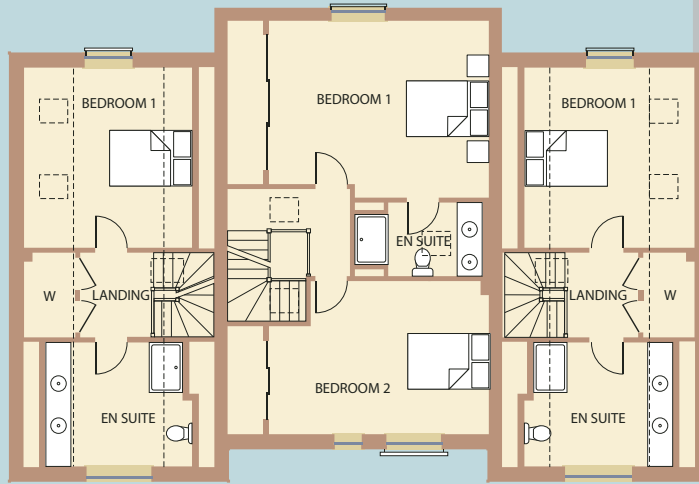
Ground floor



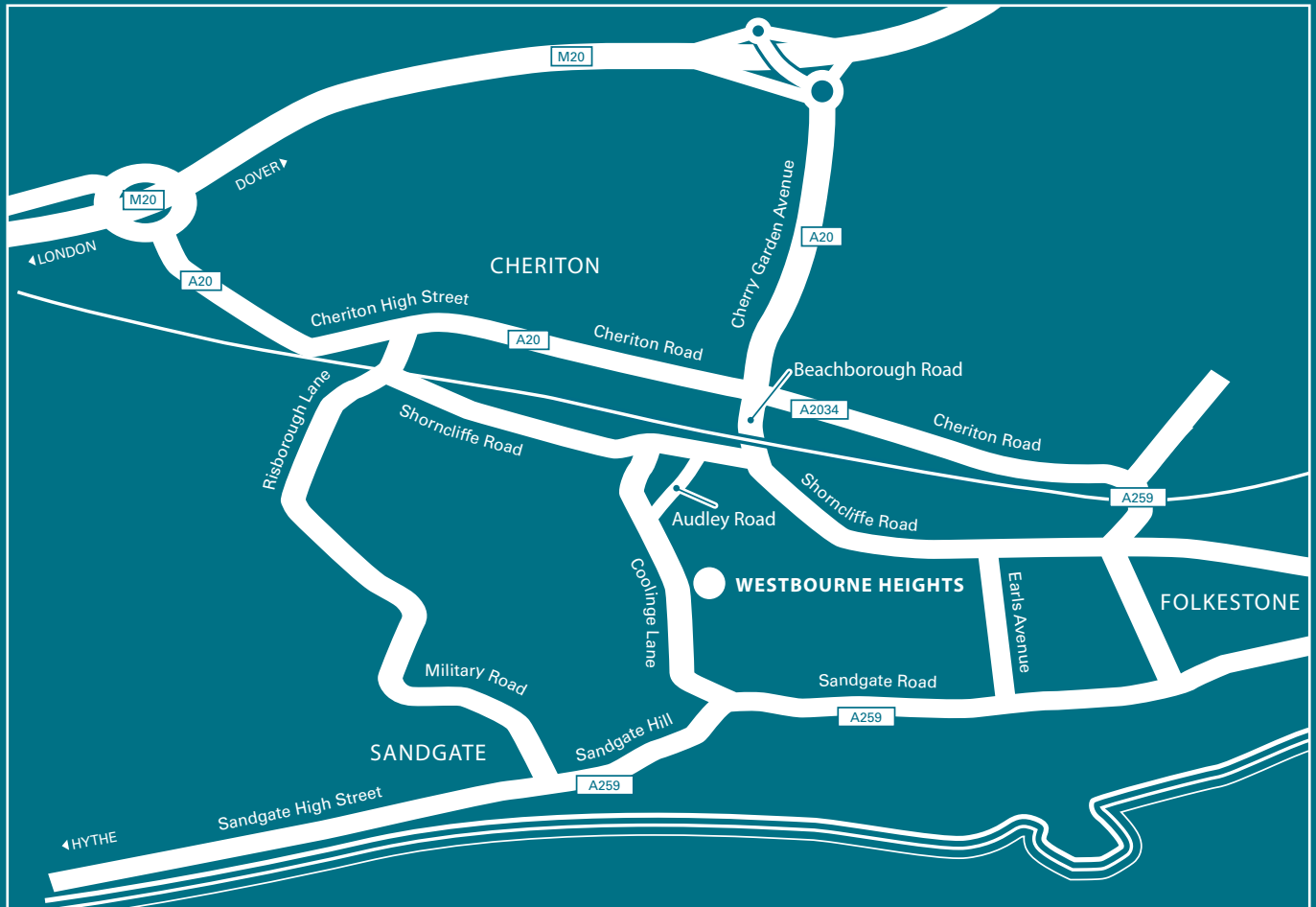
First floor



Second floor



All dimensions to wardrobe doors. Dimensions shown are maximum unless stated otherwise. Please refer to our Sales Manager for plot specific information.



## Location

**Westbourne Heights** is in Cooling Lane next to playing fields, close to Sandgate Primary School and Folkestone School for Girls.

Postcode: CT20 3RA

### From the M20:

Exit the M20 at junction 13 (signposted to Folkestone A20) and continue along Cherry Garden Avenue, going straight ahead at two sets of traffic lights and into Beachborough Road. After going under the railway bridge, turn right into Shorncliffe Road. Then take the second turning on the left into Audley Road and at the end of Audley Road turn left into Cooling Lane. Westbourne Heights can be found just after the playing fields on the left.

### From the A259 eastbound:

After going through Sandgate, turn left at the top of Sandgate Hill into Cooling Lane, proceed up the hill. Westbourne Heights can be found opposite Folkestone School for Girls on the right.

### From the A259 westbound:

After leaving Folkestone on Sandgate Road, start to go down the hill then turn right into Cooling Lane. Proceed up the hill. Westbourne Heights can be found opposite Folkestone School for Girls on the right.



**Pentland Homes**

*Quality for Life*

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[www.pentlandhomes.co.uk](http://www.pentlandhomes.co.uk)

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