





FLAT 4, CAMM HOUSE SPINDLE CLOSE, HAWKINGE, KENT, CT18 7UL

GUIDE PRICE £325,000

- Former show home — immaculately presented, 83 sq m, two-bedroom, two-bathroom first-floor apartment.
- Award-winning Hawker 23 development by Pentland Homes — contemporary industrial styling inspired by London loft living.
- High-spec kitchen with Bosch appliances, quartz worktops, breakfast island, and designer feature finishes.
- Principal suite with bespoke walk-in wardrobe and luxury en-suite, plus Jack & Jill bathroom to bedroom two.
- Modern comforts — high-speed fibre broadband, USB charging points, LED lighting, and Intercom System
- Landscaped communal gardens, secure ground-floor storage, two allocated parking spaces & offered chain free
- 11 mins (3.6 miles) to Folkestone Harbour — live music, street food, brewery, and Rocksalt fine dining.
- 9 mins (3 miles) to Folkestone West station — high-speed trains to London St Pancras in just 53 minutes.
- Surrounded by Kent Downs AONB, walking trails, cycle routes, and minutes from sandy beaches.
- Investment Potential - Expected rental income of £1700pcm plus remainder of a 999-year lease (from 2022) with no ground rent.









ABOUT THIS HOME

Guide Price £325,000 - £335,000

Set within Camm House, part of the award-winning Hawker 23 development by Pentland Homes, this chain free luxurious two-bedroom, two-bathroom first-floor apartment delivers the perfect fusion of London-style design and Kent-coastal calm. Once the show home, it spans approximately 83 sq m and features a spacious open-plan living/dining/kitchen area with individually designed cabinetry, sleek Bosch appliances, quartz worktops, and a sociable breakfast island. Floor-to-ceiling windows flood the space with light, while curated feature walls and LED lighting add a contemporary edge.

Both bedrooms are generously proportioned, with the principal suite boasting a bespoke walk-in wardrobe and a luxurious en-suite complete with frameless rainfall shower, designer black fittings, and full-height tiling. The second double bedroom enjoys its own Jack & Jill bathroom. High-speed fibre broadband, data points, and USB charging ports throughout make working from home effortless.

Residents benefit from landscaped communal gardens, secure ground-floor storage, two allocated parking spaces, and an intercom entry system. With seven years remaining on the NHBC warranty and a south-west aspect, the property is immaculately presented and move-in ready.



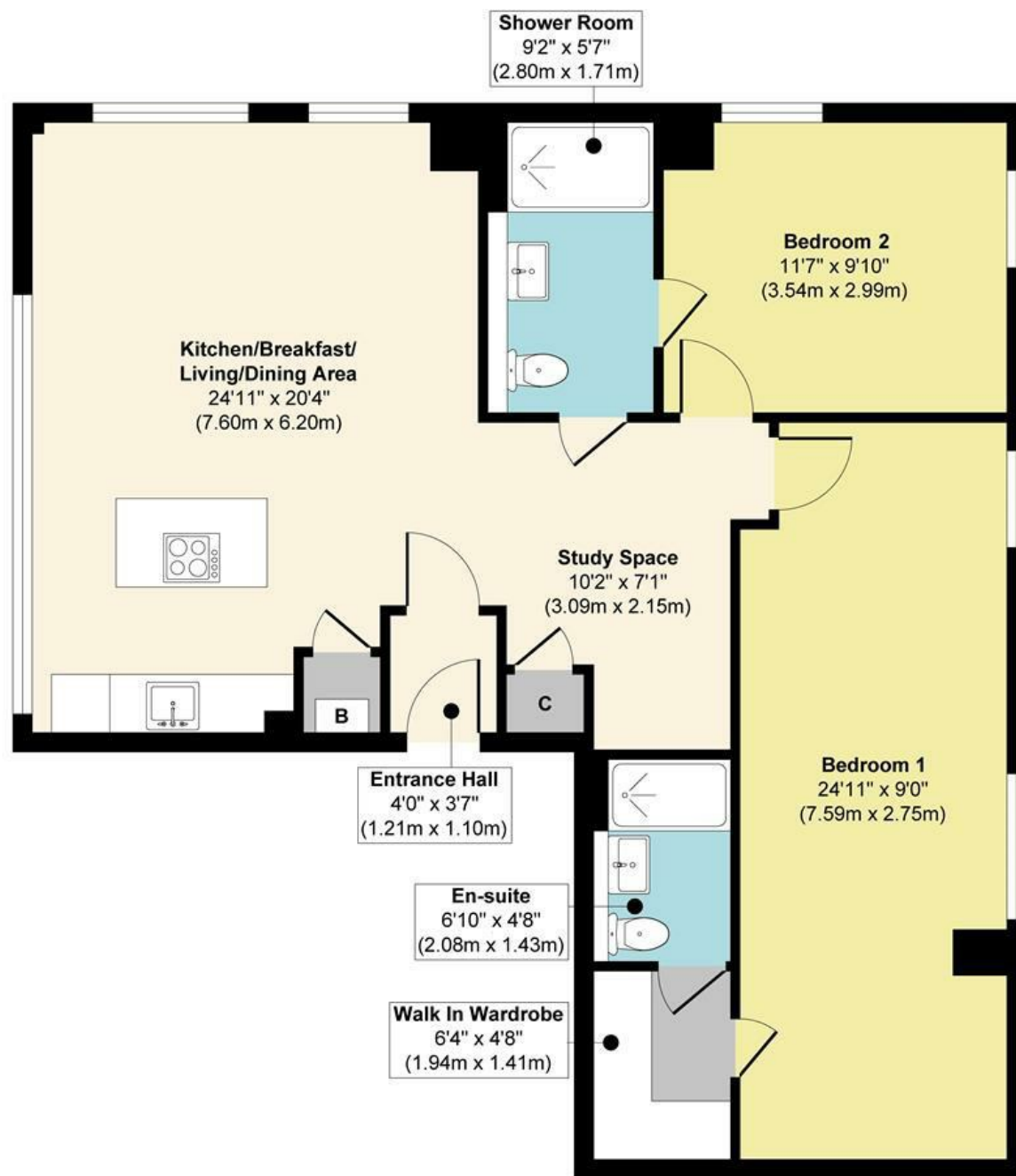


OWNERS COMMENTS

When I first came across this home, a friend showed me the advert and I was instantly drawn in by the bougie style and high specification — it felt ahead of anything I'd seen. Built by the reputable Pentland Homes and styled by the owners of the luxury Cave Hotel with their signature Dakota style, this apartment combines high-end design with everyday comfort. Hawkinge has been a great base for us, giving the best of both worlds: close to the sea yet peaceful, with green spaces, a nearby park and woodlands for dog walks, convenience stores like Lidl and the post office just a short walk away, and easy access to Canterbury, motorway links, and the train station just 8 minutes away for the high-speed line to London, making my commute straightforward.

Living here with my partner and our dog has been such a joy. The apartment feels light, warm, and spacious, with touches we've loved every day — the kitchen island has been the social hub of the apartment, the office space has been ideal for working from home, and the floor-to-ceiling windows flood the rooms with natural light. The main bedroom with its walk-in wardrobe and en-suite has been a real highlight, while the guest room having its own Jack & Jill bathroom has been perfect for visitors. This home has been the perfect blend of luxury, comfort, and practicality — we'll be very sad to leave it behind.





Floor Plan

Approx. Gross Internal Floor Area 881 sq. ft / 81.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Love Folkestone's creative buzz but want more room to breathe? Hawkinge offers the best of all worlds.

Set in the Kent Downs Area of Outstanding Natural Beauty, this thriving village is just an 11-minute drive (3.6 miles) from Folkestone's Harbour Arm — the region's year-round cultural and culinary hub. Here you'll find live music, open-air cinema, pop-up art galleries, an on-site brewery, artisan bakeries, and street food from fresh local seafood to gourmet burgers and Dutch pancakes. For fine dining, Rocksalt offers seasonal menus and panoramic harbour views.

Hawkinge itself has everything for day-to-day living, including supermarkets, a doctor's surgery, primary school, cafés, and The White Horse Inn, a traditional pub with award-winning hospitality. For wine lovers, Terlingham Vineyard is just 6 minutes away, offering tours and tastings amid sweeping countryside views.

For commuters, Folkestone West station is only 9 minutes (3 miles), with high-speed trains reaching London St Pancras in just 53 minutes. Ashford International, 25 minutes by car, provides further fast connections across the UK and Europe. The M20, Channel Tunnel, and Dover Port are all within easy reach, making weekend escapes to France or beyond refreshingly simple.

Recreational opportunities abound — from sailing at Hythe and golf at Littlestone, to exploring the White Cliffs of Dover, Canterbury's historic streets, or the designer shopping outlet at Ashford. And with walking trails, cycle routes, and sandy beaches minutes away, Hawkinge truly delivers coastal culture, country calm, and city connectivity in one compelling package.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

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