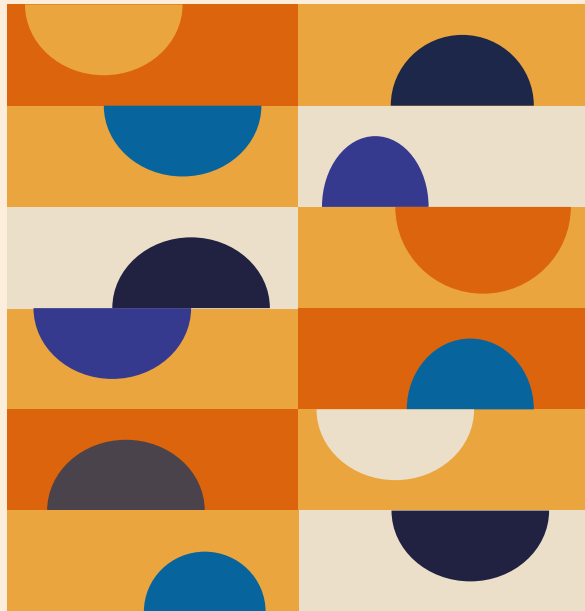


# Shoreline Crescent

FOLKESTONE



# East Apartments

FOLKESTONE HARBOUR & SEAFRONT  
DEVELOPMENT COMPANY



# East Apartments

Twenty-seven one and two bedroom apartments with private balconies or terraces, all with glorious views.



8  
PLANS

54  
MATERIALS

56  
SPECIFICATIONS

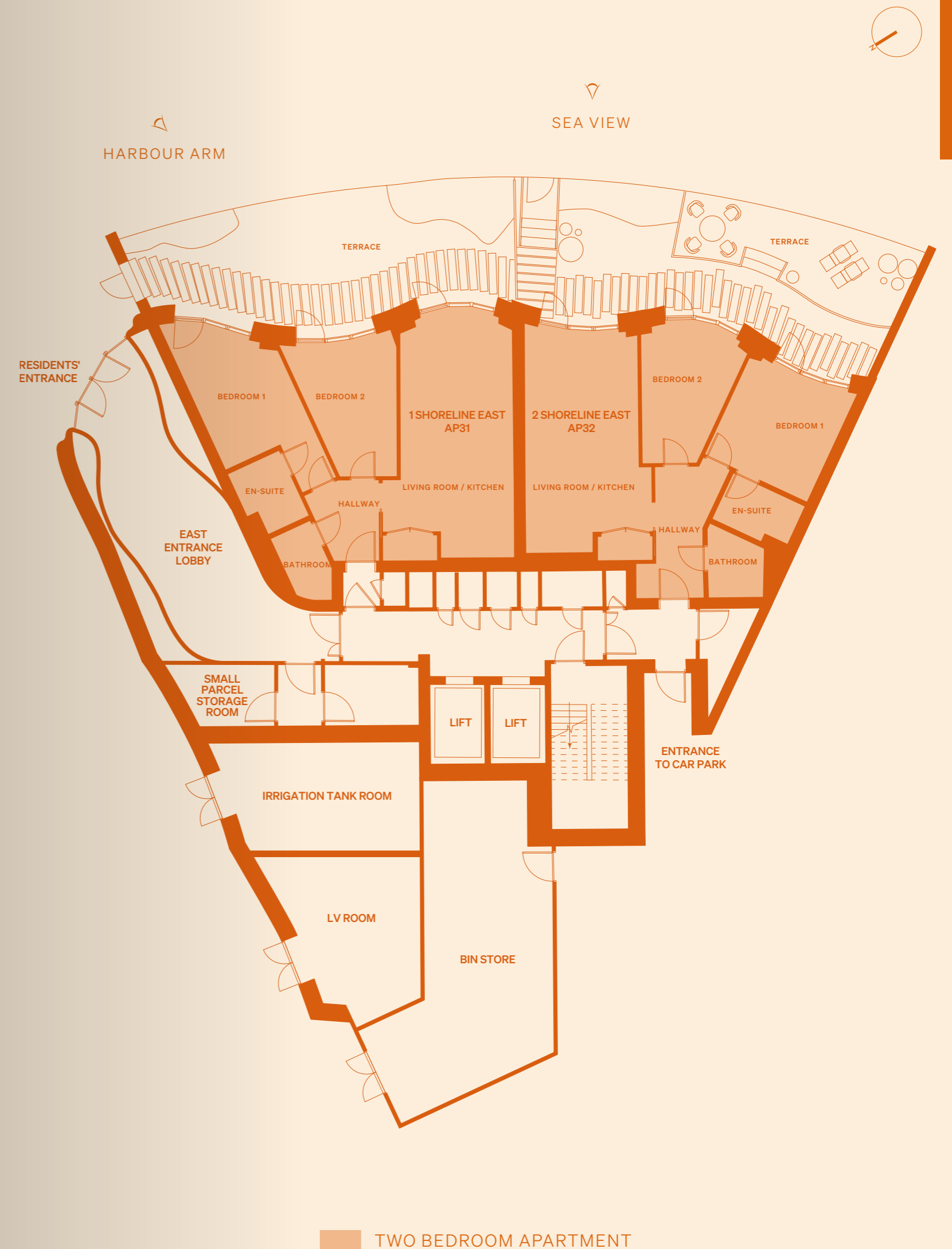
60  
TRAVEL & SCHOOLS



# Beach Level

Two bedroom, two bathroom apartments, all with open-plan kitchen/living space and entrance lobby. Each home comes with a private terrace which opens directly on to the seafront.

POSTAL ADDRESS	PLOT NUMBER	BEDROOMS	INTERNAL	EXTERNAL	TOTAL AREA
1 Shoreline East	AP31	2	70.2 sq m	47.4 sq m	117.6 sq m
2 Shoreline East	AP32	2	67 sq m	53.1 sq m	120.1 sq m

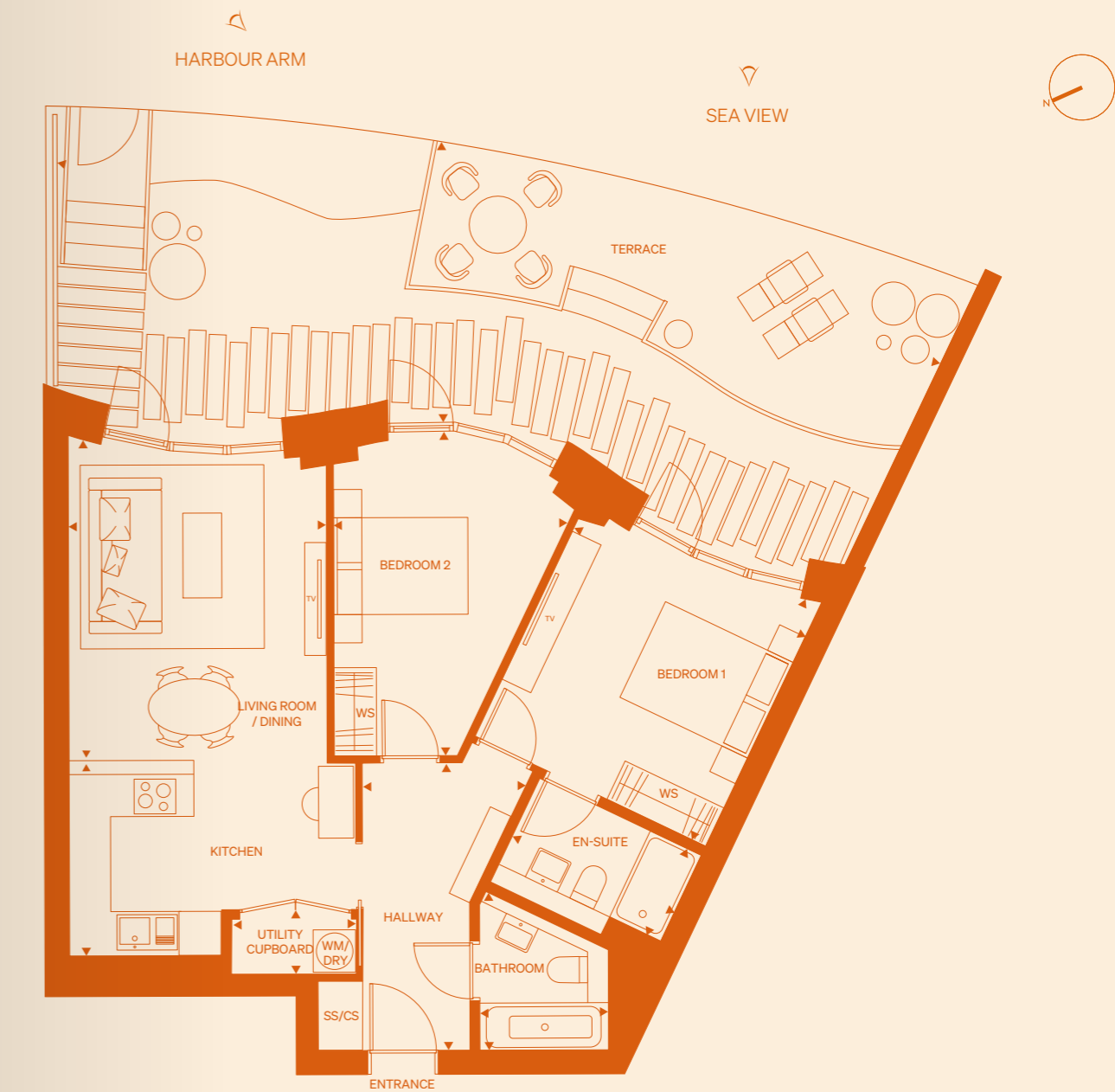
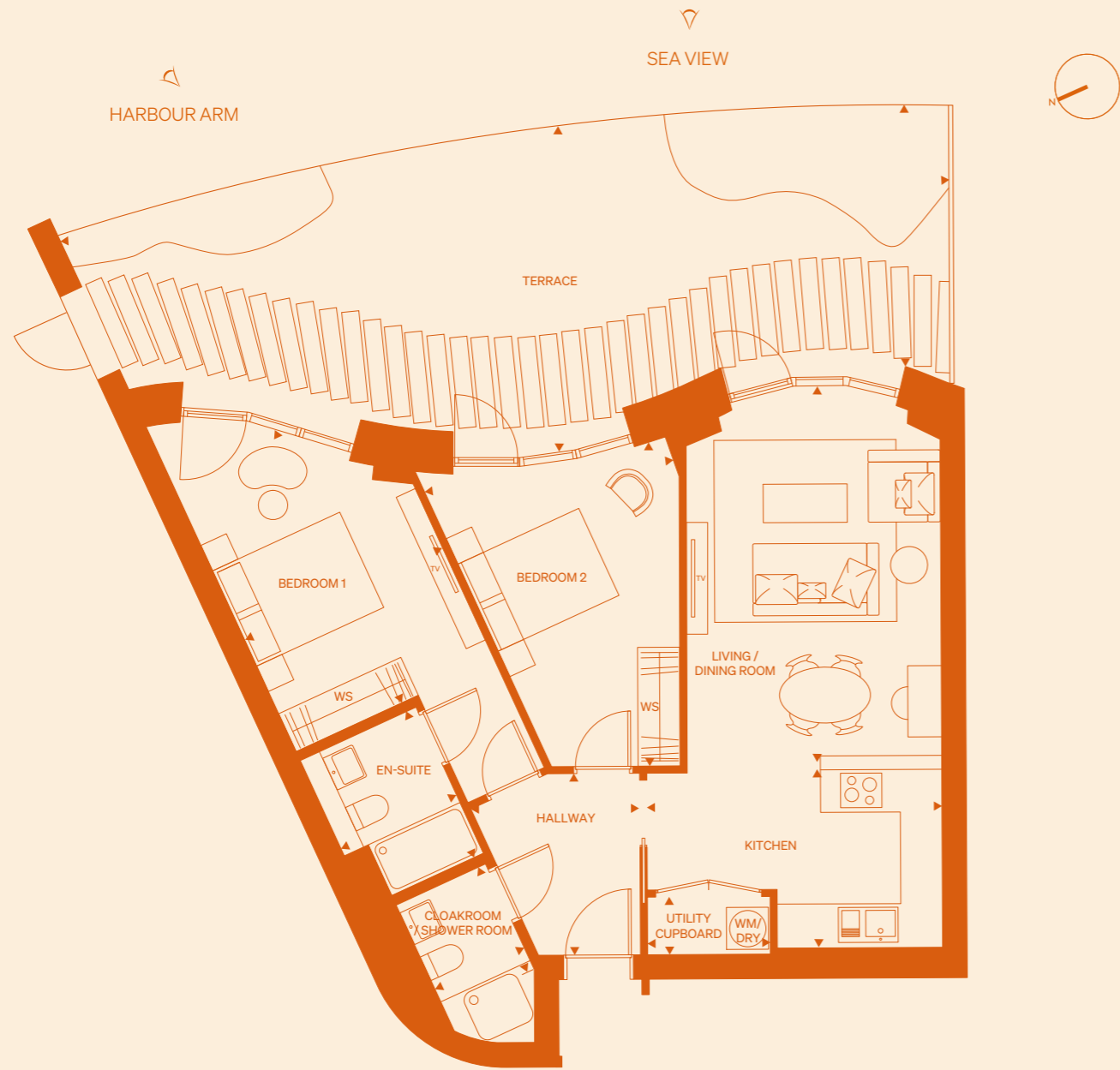
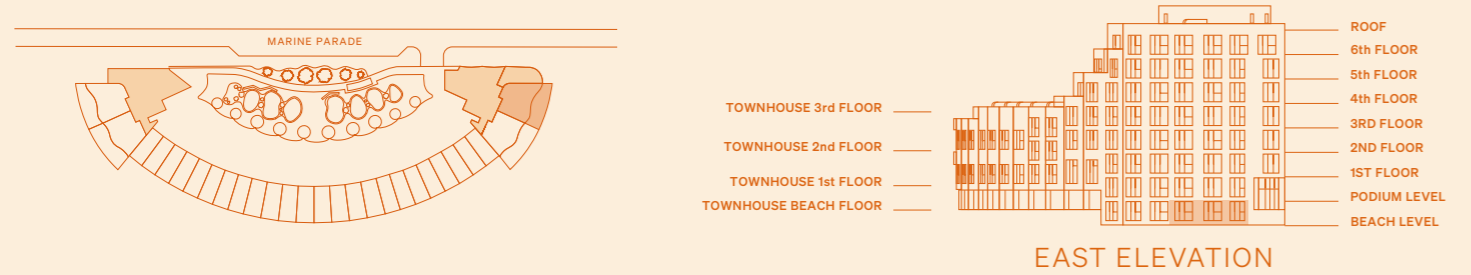


# N° 1 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP31 | PALETTE 2 (PAGE 54)

# N° 2 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP32 | PALETTE 1 (PAGE 54)



Entrance Lobby	1.17m x 1.10m	3'8" x 3'6"	Bedroom 1	4.31m x 3.14m	14'1" x 10'3"
Hallway	2.59m x 2.41m	8'4" x 7'9"	Bedroom 1 En-suite	2.32m x 1.83m	7'6" x 6'0"
Kitchen	4.22m x 2.77m	13'8" x 9'0"	Bedroom 2	4.59m x 3.57m	15'0" x 11'7"
Living Room / Dining	5.26m x 3.64m	17'2" x 11'9"	Terrace	12.96m x 3.74m	42'5" x 12'2"
Cloakroom / Shower Room	1.65m x 1.42m	5'4" x 4'6"			
<b>TOTAL INTERNAL AREA</b>	<b>70.2 sq m</b>	<b>755 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>47.4 sq m</b>	<b>510 sq ft</b>

Hallway	4.07m x 1.95m	13'3" x 6'3"	Bedroom 1	3.62m x 3.64m	11'8" x 11'9"
Kitchen	2.22m x 2.07m	7'3" x 6'7"	Bedroom 1 En-suite	2.54m x 1.64m	8'3" x 5'2"
Living Room / Dining	4.18m x 3.63m	13'9" x 11'9"	Bedroom 2	4.58m x 2.32m	15'0" x 7'6"
			Bathroom	1.85m x 1.83m	6'1" x 6'0"
			Terrace	3.89m x 12.51m	12'9" x 41'0"
<b>TOTAL INTERNAL AREA</b>	<b>67 sq m</b>	<b>721 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>53.1 sq m</b>	<b>571 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

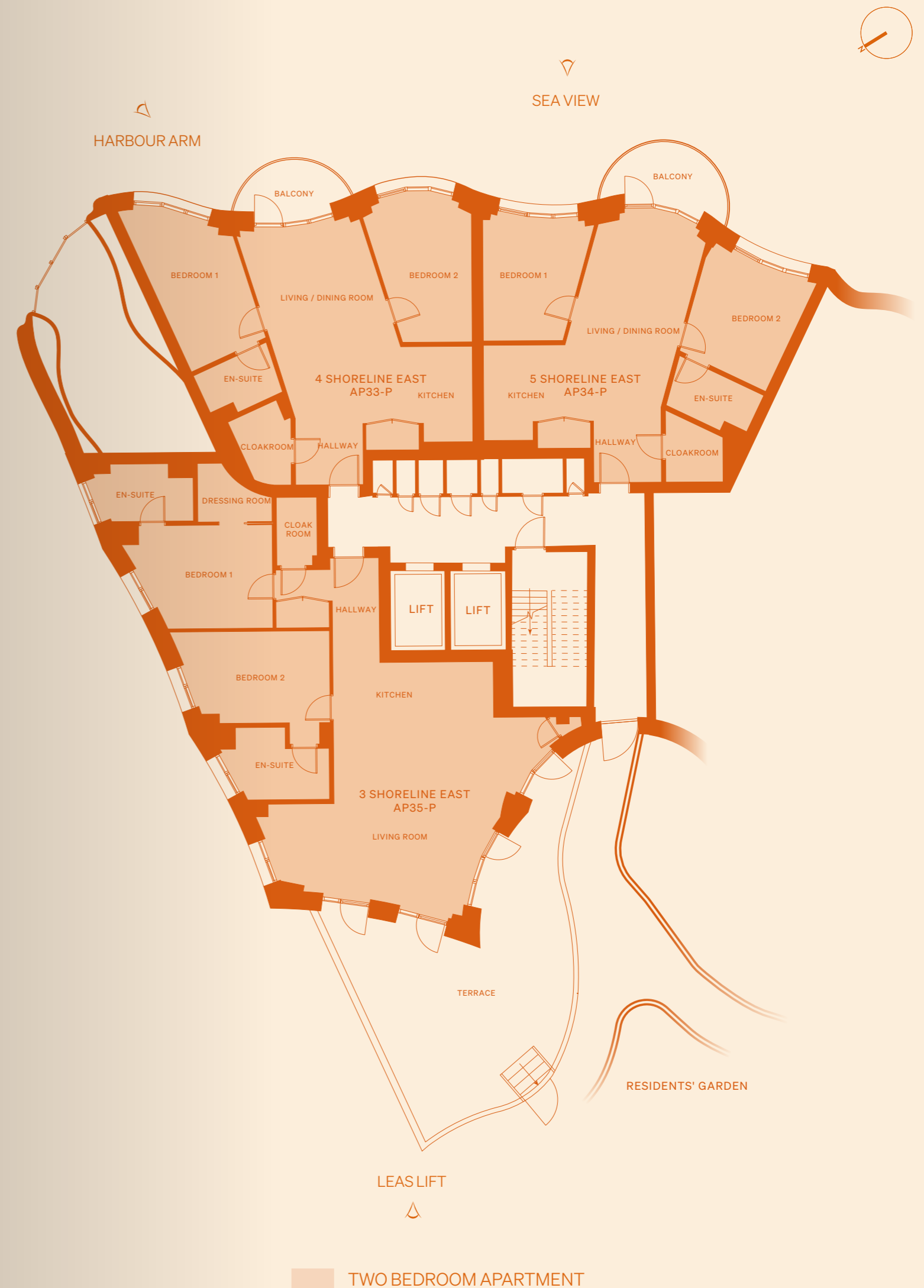
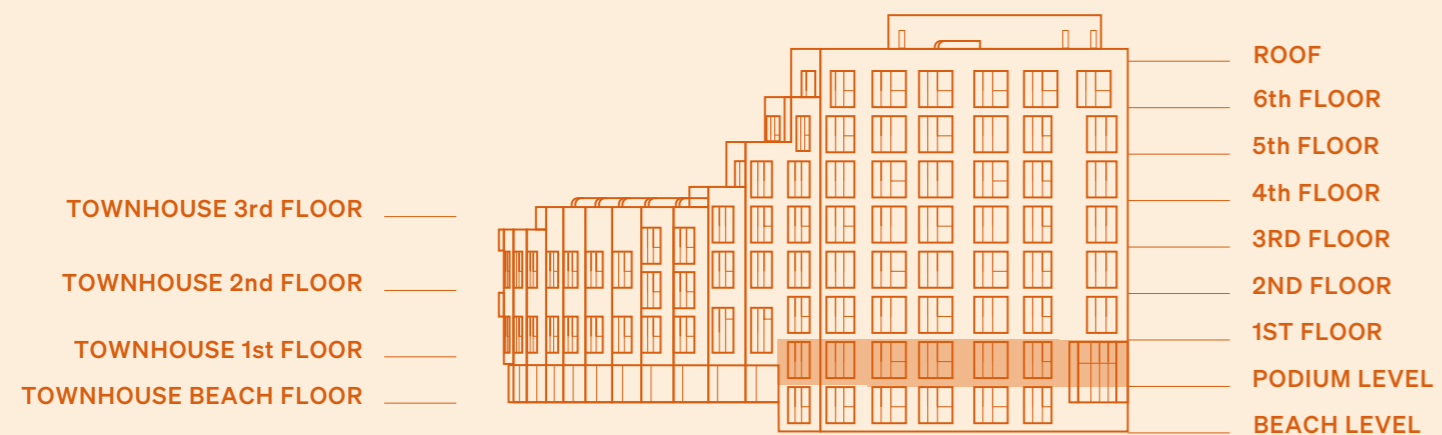
Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

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# Podium Level

Two bedroom and two bathroom homes with open-plan kitchen/living space and an entrance lobby. All with either a balcony overlooking the beach or spacious outdoor terrace at rear.

POSTAL ADDRESS	PLOT NUMBER	BEDROOMS	INTERNAL	EXTERNAL	TOTAL AREA
3 Shoreline East	AP35-P	2	102.6 sq m	48.5 sq m	151.1 sq m
4 Shoreline East	AP33-P	2	72.5 sq m	5.5 sq m	78 sq m
5 Shoreline East	AP34-P	2	67.8 sq m	6.5 sq m	74.3 sq m

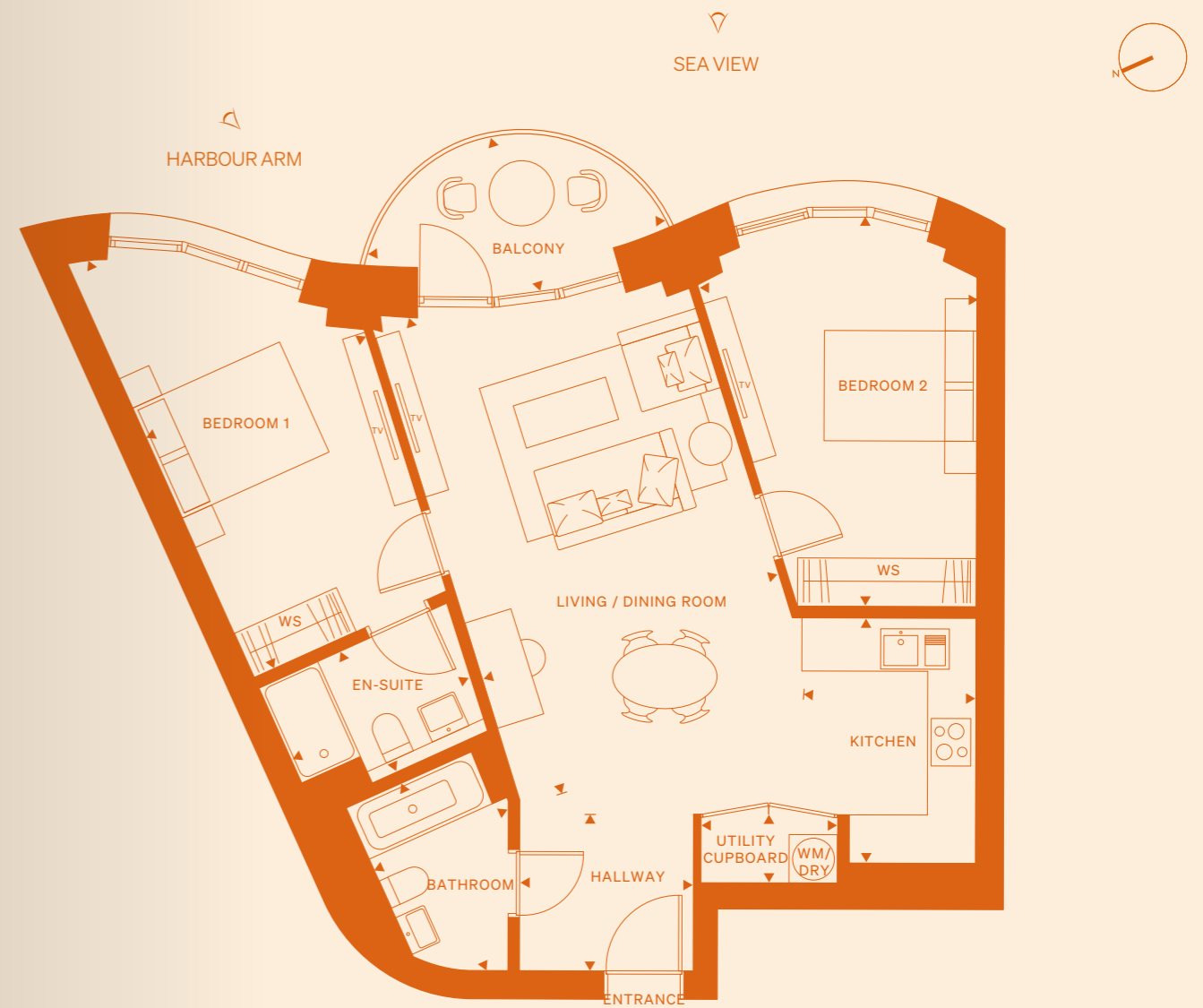


# N° 3 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP35-P | PALETTE 3 (PAGE 54)

# N° 4 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP33-P | PALETTE 2 (PAGE 54)



Hallway	3.32m x 1.50m	10'8" x 4'9"	Bedroom 1	3.52m x 3.3m	11'5" x 10'8"
Kitchen	5.13m x 2.83m	16'8" x 9'2"	Bedroom 1 En-suite	3.11m x 1.84m	10'2" x 6'0"
Living Room/Dining	7.13m x 4.86m	23'3" x 15'9"	Dressing Room	2.37m x 1.01m	7'8" x 3'3"
Cloakroom	2.19m x 1.30m	7'18" x 4'2"	Bedroom 2	4.64m x 3.62m	15'2" x 11'8"
			Bedroom 2 En-suite	3.23m x 1.65m	10'5" x 5'4"
			Terrace	8.66m x 5.48m	28'4" x 17'9"
<b>TOTAL INTERNAL AREA</b>	<b>102.6 sq m</b>	<b>1104 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>48.5 sq m</b>	<b>522 sq ft</b>

Hallway	2.16m x 1.95m	7'0" x 6'3"	Bedroom 1	5.53m x 2.86m	18'1" x 9'3"
Kitchen	3.07m x 2.28m	10'0" x 7'6"	Bedroom 1 En-suite	1.67m x 1.59m	5'4" x 5'2"
Living Room/Dining	4.3m x 3.91m	14'1" x 12'7"	Bedroom 2	4.96m x 3.49m	16'2" x 11'4"
			Bathroom	2.68m x 1.89m	8'7" x 6'2"
			Balcony	3.83m x 2.0m	12'5" x 6'5"
<b>TOTAL INTERNAL AREA</b>	<b>72.5 sq m</b>	<b>780 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>5.5 sq m</b>	<b>59.2 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

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# N° 5 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP34-P | PALETTE 1 (PAGE 54)



Hallway	2.01m x 2.02m	6'5" x 6'6"	Bedroom 1	3.63m x 3.1m	11'9" x 10'1"
Kitchen	2.61m x 2.4m	8'5" x 7'8"	Bedroom 1 En-suite	2.88m x 1.63m	9'4" x 10'1"
Living Room/Dining	6.93m x 3.48m	22'7" x 11'4"	Bedroom 2	3.95m x 2.96m	12'9" x 9'7"
			Bathroom	2.02m x 1.87m	6'6" x 6'1"
			Balcony	4.03m x 2.04m	13'2" x 6'6"
<b>TOTAL INTERNAL AREA</b>	<b>67.8 sq m</b>	<b>729 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>6.5 sq m</b>	<b>70 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.



PODIUM LEVEL

Photography of showhome is indicative only

# First Floor

First floor homes are formed of one or two bedroom apartments, all with a balcony. Apartments also come with open-plan kitchen/living space, entrance lobby and en-suites.

POSTAL ADDRESS	PLOT NUMBER	BEDROOMS	INTERNAL	EXTERNAL	TOTAL AREA
6 Shoreline East	AP39-01	2	74.3 sq m	13.9 sq m	88.2 sq m
7 Shoreline East	AP36-01	1	50.4 sq m	7.1 sq m	57.5 sq m
8 Shoreline East	AP37-01	2	71.8 sq m	5.4 sq m	77.2 sq m
9 Shoreline East	AP38-01	2	67.5 sq m	5.4 sq m	72.9 sq m



# N° 6 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP39-01 | PALETTE 3 (PAGE 54)

# N° 7 SHORELINE CRESCENT EAST

ONE BEDROOM APARTMENT | PLOT AP36-01 | PALETTE 1 (PAGE 54)



Hallway	5.57m x 1.58m	18'3" x 5'2"	Bedroom 1	5.31m x 3.35m	17'4" x 10'9"
Kitchen	2.23m x 3.63m	7'3" x 11'9"	Bedroom 1 En-suite	3.01m x 1.78m	9'8" x 5'8"
Living Room / Dining	5.43m x 3.86m	17'8" x 12'6"	Bedroom 2	3.76m x 2.78m	12'3" x 9'1"
Cloakroom / Shower Room	2.31m x 1.23m	7'7" x 4'0"	Balcony	5.43m x 4.5m	17'8" x 14'7"
<b>TOTAL INTERNAL AREA</b>	<b>74.3 sq m</b>	<b>799.7 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>13.9 sq m</b>	<b>149.6 sq ft</b>

Hallway	1.67m x 1.49m	5'5" x 4'8"	Bedroom	3.91m x 2.8m	12'8" x 9'1"
Kitchen	4.05m x 2.67m	13'2" x 8'7"	Shower Room	2.82m x 2.03m	9'2" x 6'6"
Living Room / Dining	3.58m x 4.19m	11'7" x 13'7"	Balcony	5.18m x 1.84m	16'9" x 6'0"
<b>TOTAL INTERNAL AREA</b>	<b>50.4 sq m</b>	<b>542.5 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>7.1 sq m</b>	<b>76.4 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

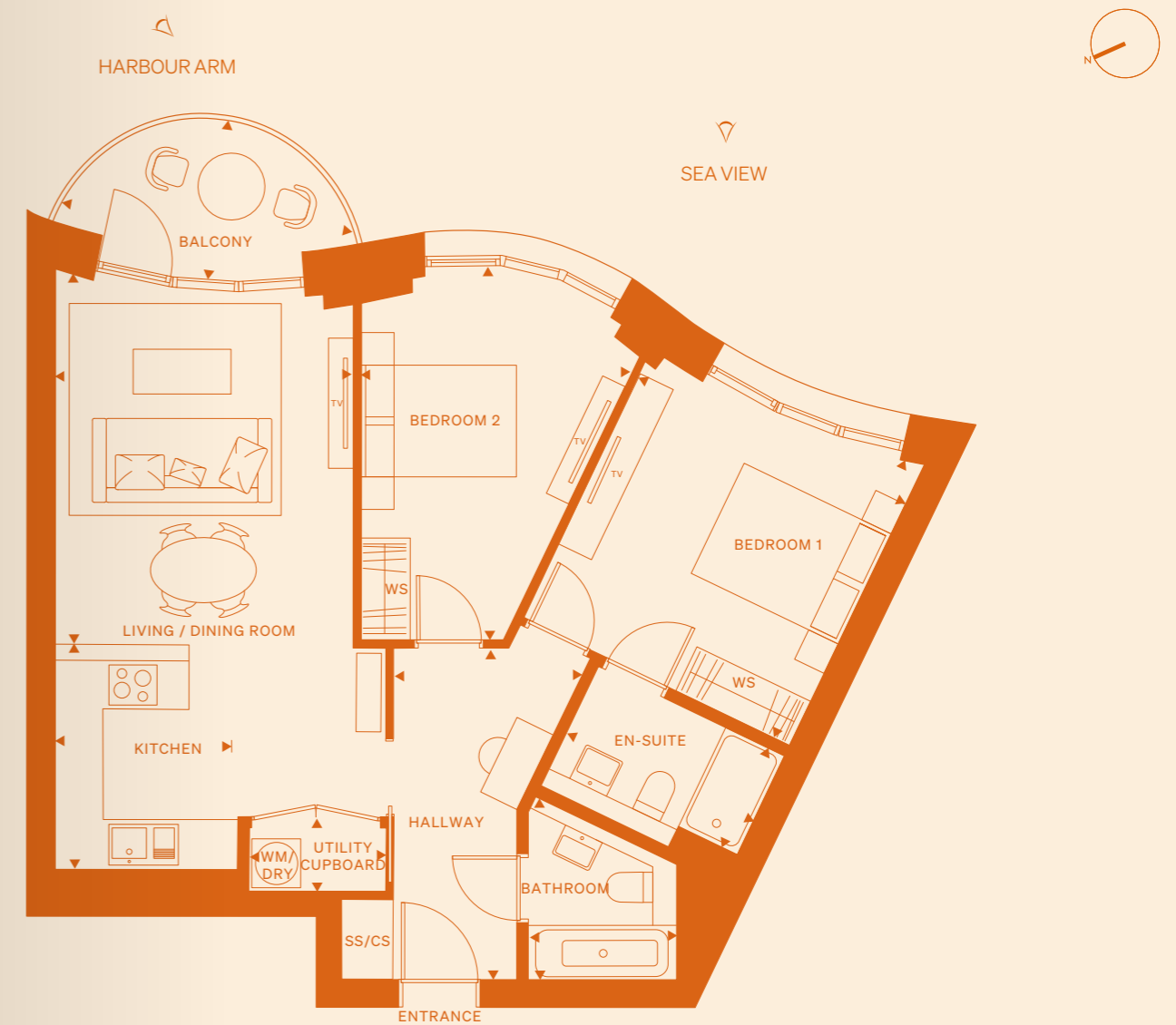
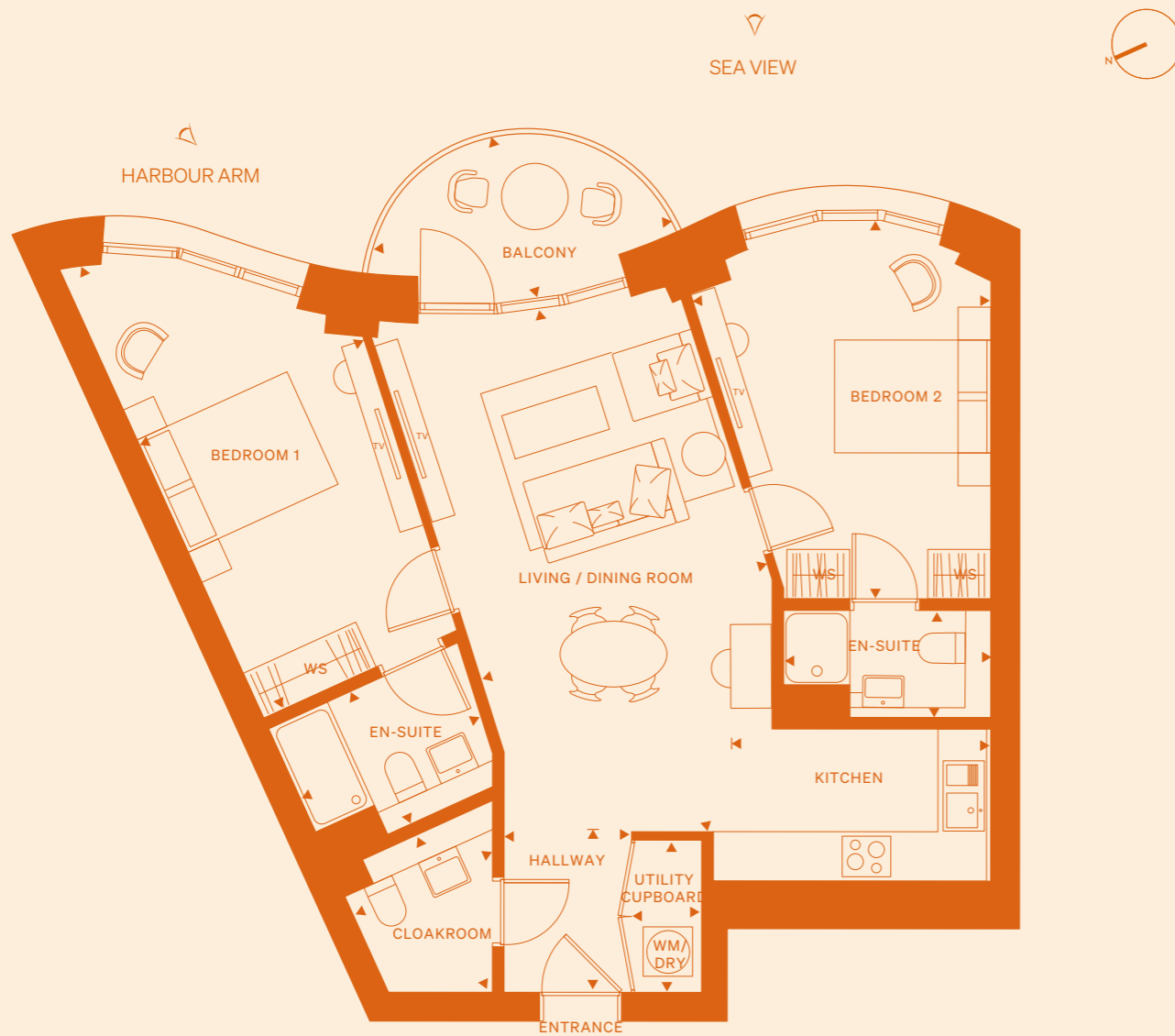
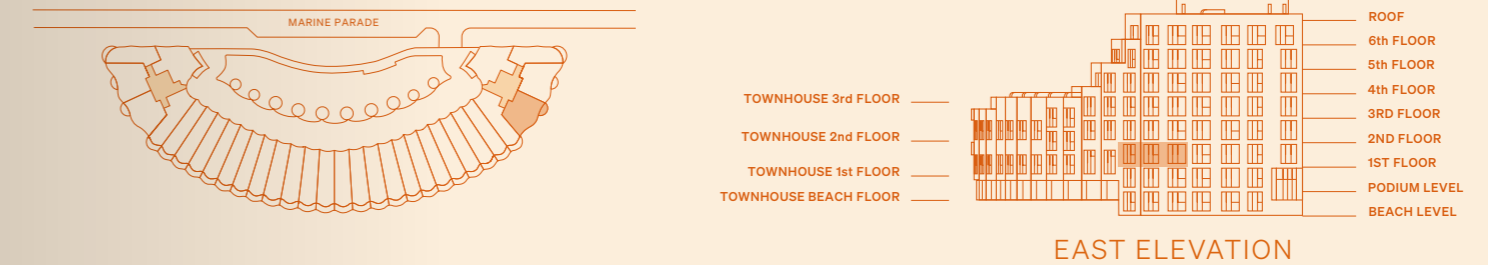
Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 8 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP37-01 | PALETTE 2 (PAGE 54)

# N° 9 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP38-01 | PALETTE 1 (PAGE 54)



Hallway	1.95m x 1.55m	6'3" x 5'0"	Bedroom 1	5.04m x 2.78m	16'5" x 9'1"
Kitchen	3.35m x 1.86m	10'9" x 6'1"	Bedroom 1 En-suite	2.53m x 1.79m	8'3" x 5'8"
Living Room/Dining	6.64m x 3.74m	21'7" x 12'3"	Bedroom 2	4.59m x 3.28m	15'0" x 10'7"
			Bedroom 2 En-suite	2.53m x 1.32m	8'3" x 4'3"
			Balcony	3.84m x 2.0m	12'5" x 6'5"
<b>TOTAL INTERNAL AREA</b>	<b>71.8 sq m</b>	<b>772.8 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>5.4 sq m</b>	<b>58.1 sq ft</b>

Hallway	2.09m x 1.5m	6'8" x 4'9"	Bedroom 1	3.71m x 3.62m	12'1" x 11'8"
Kitchen	2.76m x 2.24m	9'0" x 7'3"	Bedroom 1 Ensuite	2.54m x 1.64m	8'3" x 5'3"
Living Room/Dining	4.46m x 3.63m	14'6" x 11'9"	Bedroom 2	4.63m x 3.48m	15'0" x 11'4"
			Bathroom	2.27m x 1.84m	7'3" x 6'0"
			Balcony	2.0m x 3.87m	6'7" x 12'8"
<b>TOTAL INTERNAL AREA</b>	<b>67.5 sq m</b>	<b>726 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>5.4 sq m</b>	<b>58.1 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# Second Floor

Apartments on the second floor are formed of one to two bedroom apartments each with a private balcony to soak up the endless views, open-plan kitchen/living space for a place to entertain and relax.

POSTAL ADDRESS	PLOT NUMBER	BEDROOMS	INTERNAL	EXTERNAL	TOTAL AREA
10 Shoreline East	AP44-02	2	74.2 sq m	13.9 sq m	88.1 sq m
11 Shoreline East	AP40-02	1	50.4 sq m	6.5 sq m	56.9 sq m
12 Shoreline East	AP41-02	2	72.2 sq m	6.5 sq m	78.7 sq m
14 Shoreline East	AP42-02	2	66.8 sq m	6.5 sq m	73.3 sq m
15 Shoreline East	AP43-02	2	123.1 sq m	8 sq m	131.1 sq m



LEAS LIFT

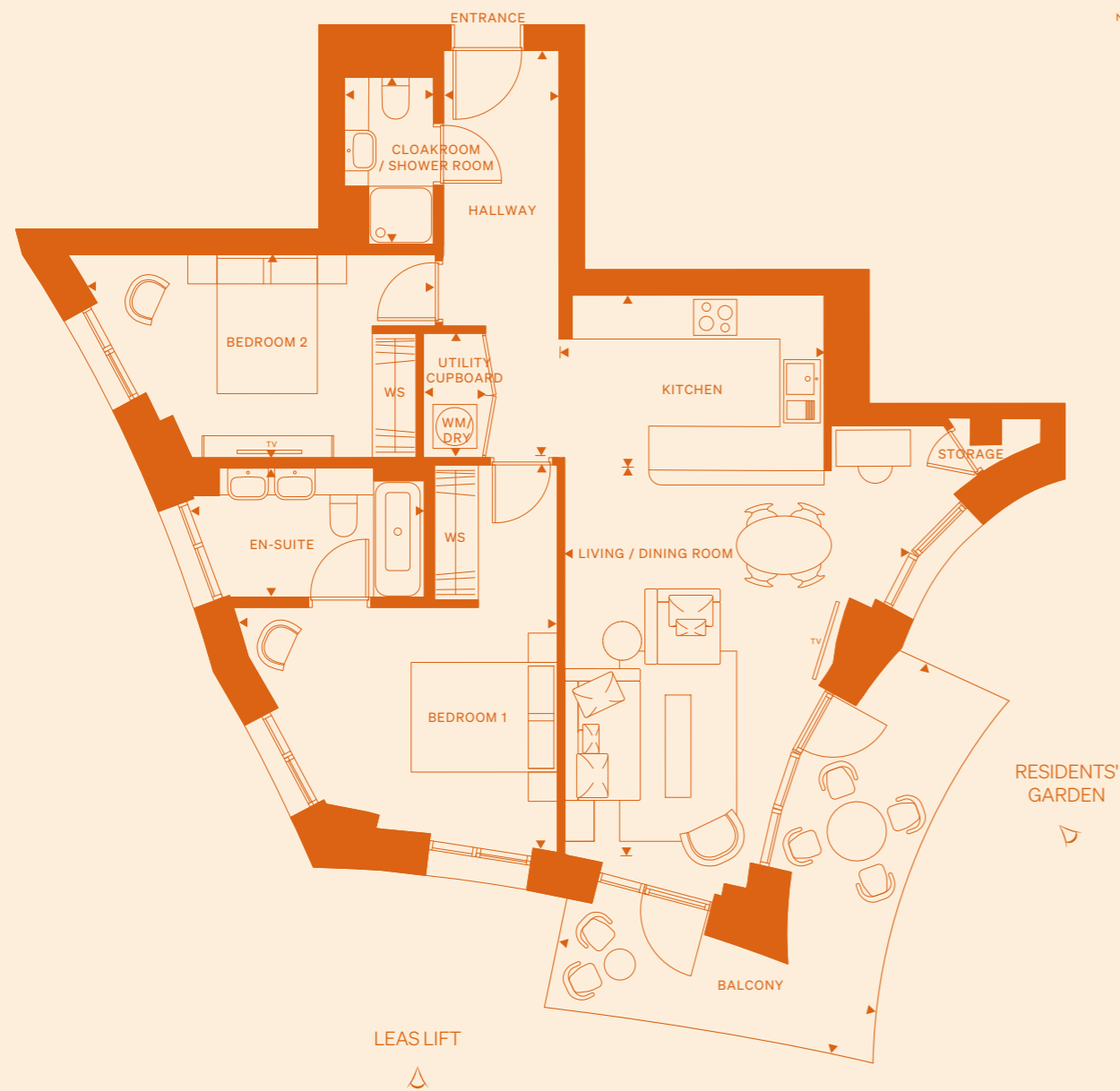
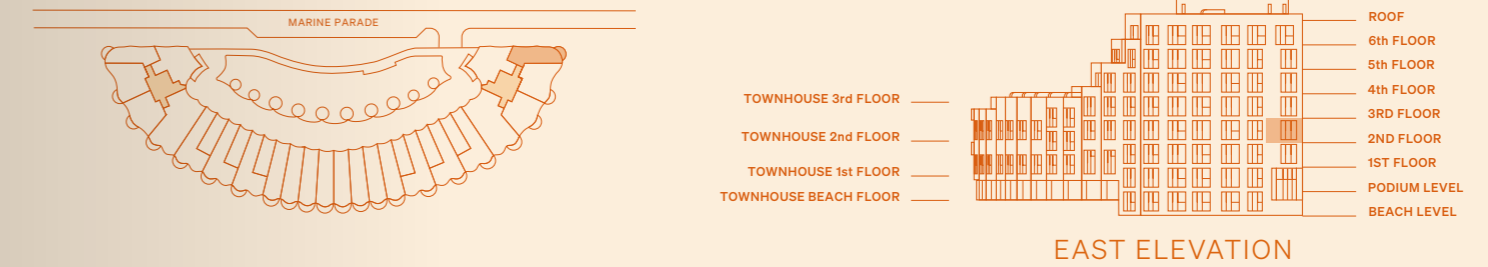
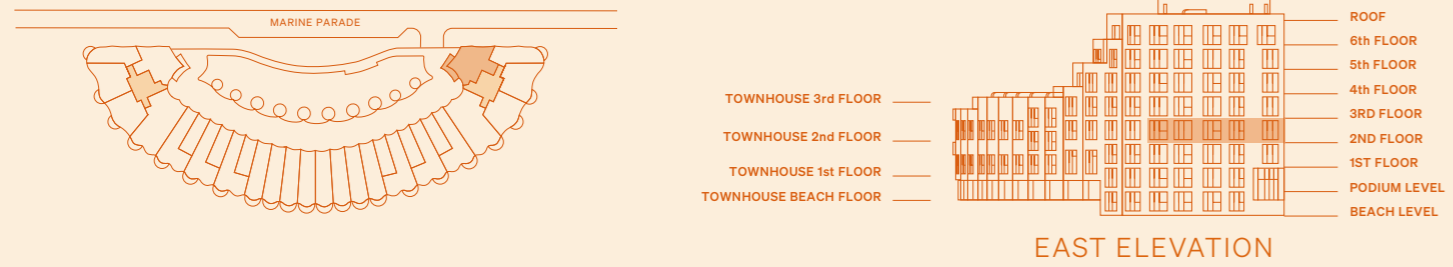
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT

# N° 10 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP44-02 | PALETTE 3 (PAGE 54)

# N° 11 SHORELINE CRESCENT EAST

ONE BEDROOM APARTMENT | PLOT AP40-02 | PALETTE 1 (PAGE 54)



Hallway	5.57m x 1.58m	18'2" x 5'1"	Bedroom 1	5.32m x 4.42m	17'4" x 14'5"
Kitchen	3.58m x 2.62m	11'7" x 8'5"	Bedroom 1 En-suite	2.99m x 1.79m	9'8" x 5'8"
Living Room/Dining	5.51m x 4.76m	18'0" x 15'6"	Bedroom 2	4.76m x 2.78m	15'6" x 9'12"
Cloakroom / Shower Room	1.23m x 2.27m	4'0" x 7'5"	Balcony	5.32m x 4.6m	17'3" x 15'1"

TOTAL INTERNAL AREA	74.2 sq m	798 sq ft	TOTAL EXTERNAL AREA	13.9 sq m	149.6 sq ft
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WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

Hallway	1.67m x 1.49m	5'4" x 4'8"	Bedroom	3.6m x 2.99m	11'8" x 9'8"
Kitchen	2.68m x 3.94m	8'10" x 13'0"	Shower Room	2.82m x 2.04m	9'2" x 6'6"
Living Room/Dining	3.62m x 3.73m	11'11" x 12'3"	Balcony	4.03m x 2.01m	13'2" x 6'5"

TOTAL INTERNAL AREA	50.4 sq m	542.5 sq ft	TOTAL EXTERNAL AREA	6.5 sq m	69.9 sq ft
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WM/DRY - Washing Machine / Dryer. WS - Wardrobes

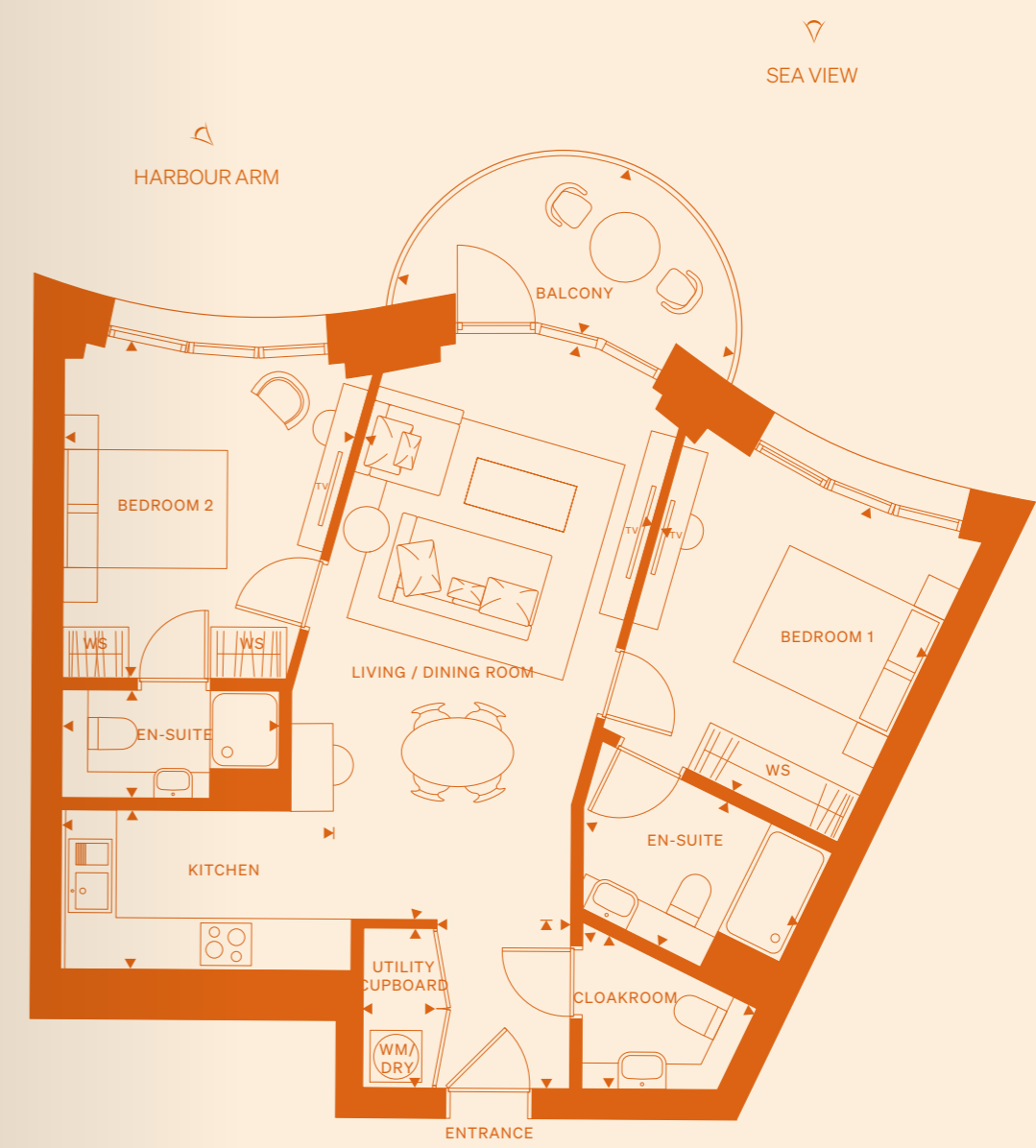
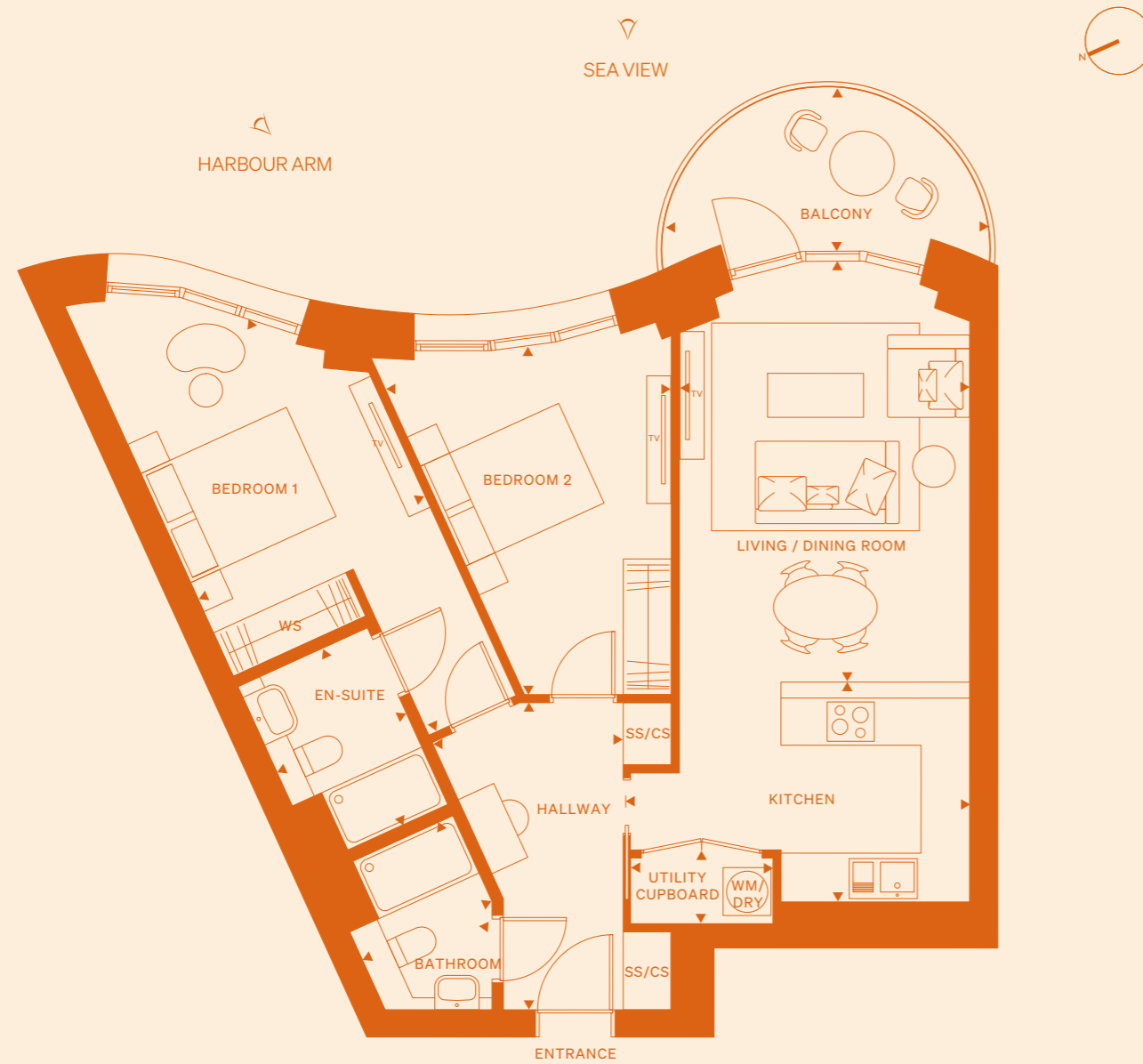
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# N° 12 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP41-02 | PALETTE 2 (PAGE 54)

# N° 14 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP42-02 | PALETTE 2 (PAGE 54)



Hallway	3.85m x 2.39m	12'6" x 7'8"	Bedroom 1	3.49m x 3.14m	11'8" x 9'8"
Kitchen	3.64m x 2.55m	11'9" x 8'4"	Bedroom 1 En-suite	2.45m x 1.79m	8'0" x 5'9"
Living Room/Dining	5.44m x 3.64m	17'8" x 11'9"	Bedroom 2	4.43m x 3.13m	14.6" x 10'3"
Cloakroom	1.19m x 1.54m	3'9" x 5'1"	Balcony	4.0m x 2.01m	13'2" x 6'5"

TOTAL INTERNAL AREA	72.2 sq m	777 sq ft	TOTAL EXTERNAL AREA	6.5 sq m	69.9 sq ft
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WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

Hallway	2.53m x 1.95m	8'3" x 6'3"	Bedroom 1	3.74m x 3.40m	12'1" x 11'1"
Kitchen	3.38m x 1.87m	11'1" x 6'2"	Bedroom 1 Ensuite	2.91m x 1.87m	9'5" x 6'1"
Living Room/Dining	6.94m x 3.48m	22'7" x 11'4"	Bedroom 2	3.81m x 3.15m	12'5" x 10'3"
Cloakroom	2.27m x 1.75m	7'4" x 5'7"	Bedroom 2 Ensuite	2.53m x 1.26m	8'3" x 4'13"
			Balcony	4.10m x 2.11m	13'4" x 6'9"

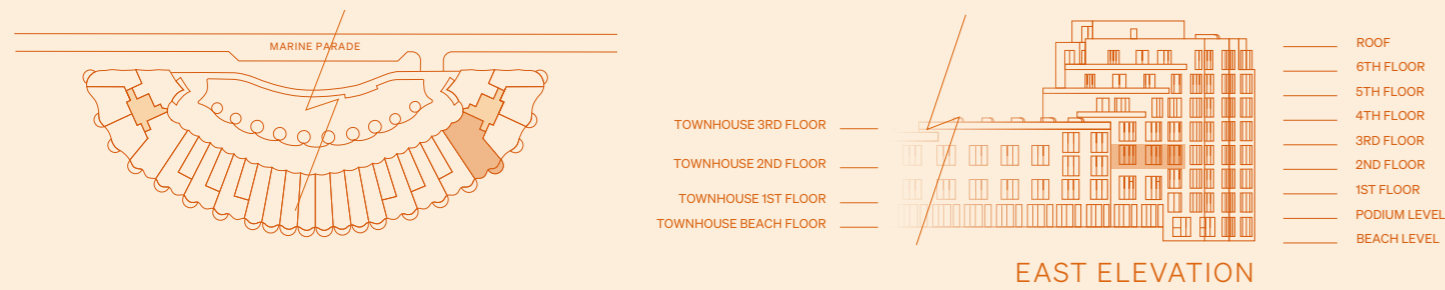
TOTAL INTERNAL AREA	66.8 sq m	719 sq ft	TOTAL EXTERNAL AREA	6.5 sq m	69.9 sq ft
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WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 15 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP43-02 | PALETTE 1 (PAGE 54)



Hallway	4.72m x 2.83m	15'4" x 9'2"	Bedroom 1	3.52m x 3.31m	11'5" x 10'8"
Kitchen	3.74m x 2.78m	12'2" x 9'1"	Bedroom 1 En-suite	2.76m x 1.6m	9'0" x 5'2"
Living Room/Dining	8.2m x 4.82m	26'11" x 15'10"	Dressing Room	2.6m x 2.27m	8'6" x 7'5"
Cloakroom	1.58m x 1.84m	5'1" x 6'0"	Bedroom 2	5.38m x 3.57m	17'6" x 11'7"
			Bedroom 2 En-suite	3.5m x 1.85 m	11'4" x 6'0"
			Balcony	4.59m x 1.98m	15'1" x 6'4"
<b>TOTAL INTERNAL AREA</b>	<b>123.1 sq m</b>	<b>1328 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>8 sq m</b>	<b>86.1 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

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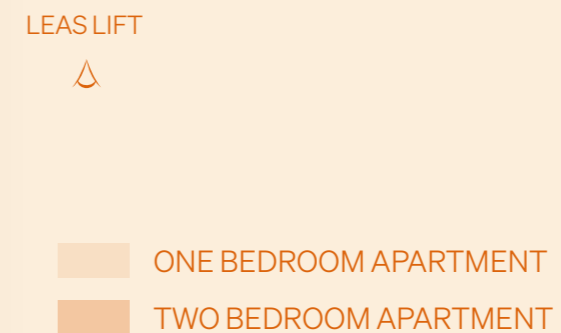
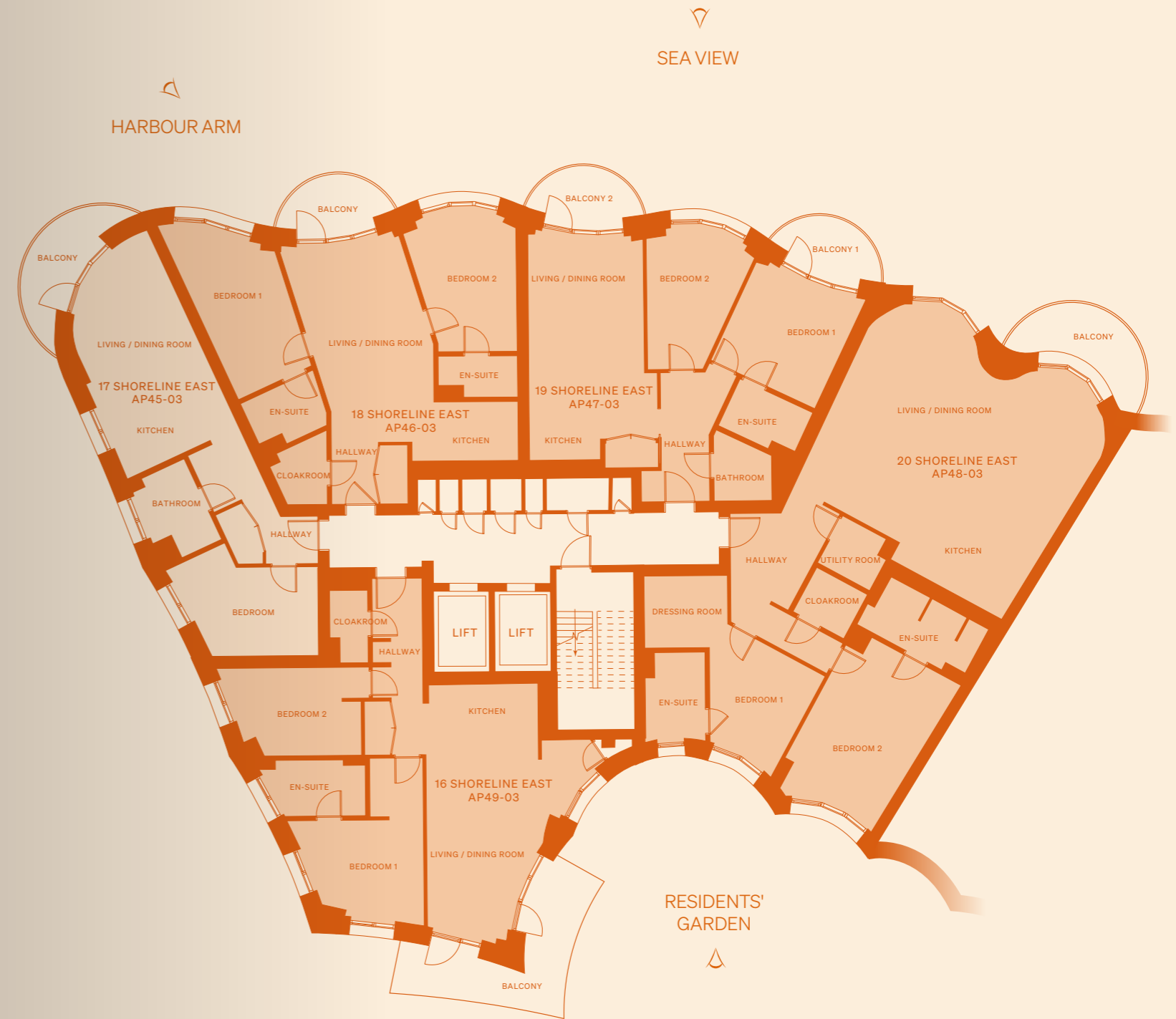
SECOND FLOOR



# Third Floor

Homes on the third floor are formed of one to two bedrooms and bathrooms. With a variety of layouts to choose from, whether that's an en-suite to your bedroom or a private balcony to soak in the view, you'll find a home that's right for you.

POSTAL ADDRESS	PLOT NUMBER	BEDROOMS	INTERNAL	EXTERNAL	TOTAL AREA
16 Shoreline East	AP49-03	2	74 sq m	13.9 sq m	87.9 sq m
17 Shoreline East	AP45-03	1	50.2 sq m	7.1 sq m	57.3 sq m
18 Shoreline East	AP46-03	2	75.1 sq m	5.4 sq m	80.5 sq m
19 Shoreline East	AP47-03	2	67.5 sq m	10.8 sq m	78.3 sq m
20 Shoreline East	AP48-03	2	123.1 sq m	8 sq m	131.1 sq m



# N° 16 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP49-03 | PALETTE 3 (PAGE 54)



EAST ELEVATION



Hallway	5.56m x 1.57m	18'2" x 5'1"	Bedroom 1	3.85m x 3.30m	12'6" x 10'8"
Kitchen	2.39m x 3.63m	7'10" x 11'11"	Bedroom 1 En-suite	2.95m x 1.78m	9'6" x 5'8"
Living Room/Dining	5.48m x 3.69m	17'9" x 12'11"	Bedroom 2	4.65m x 2.77m	15'2" x 9'0"
Cloakroom / Shower Room	2.26m x 1.22m	7'4" x 4'0"	Balcony	5.43m x 4.47m	17'8" x 14'6"

TOTAL INTERNAL AREA	74 sq m	796.5 sq ft	TOTAL EXTERNAL AREA	13.9 sq m	149.6 sq ft
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WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 17 SHORELINE CRESCENT EAST

ONE BEDROOM APARTMENT | PLOT AP45-03 | PALETTE 1 (PAGE 54)



EAST ELEVATION



Hallway	1.67m x 1.49m	5'4" x 4'8"	Bedroom	3.37m x 3.07m	11'0" x 10'0"
Kitchen	2.67m x 3.83m	8'10" x 12'5"	Shower Room	2.82m x 2.1m	9'2" x 6'5"
Living Room/Dining	6.54m x 3.57m	21'4" x 11'7"	Balcony	5.19m x 1.79m	17'0" x 5'8"

TOTAL INTERNAL AREA	50.2 sq m	540.3 sq ft	TOTAL EXTERNAL AREA	7.1 sq m	76.4 sq ft
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WM/DRY - Washing Machine / Dryer. WS - Wardrobes

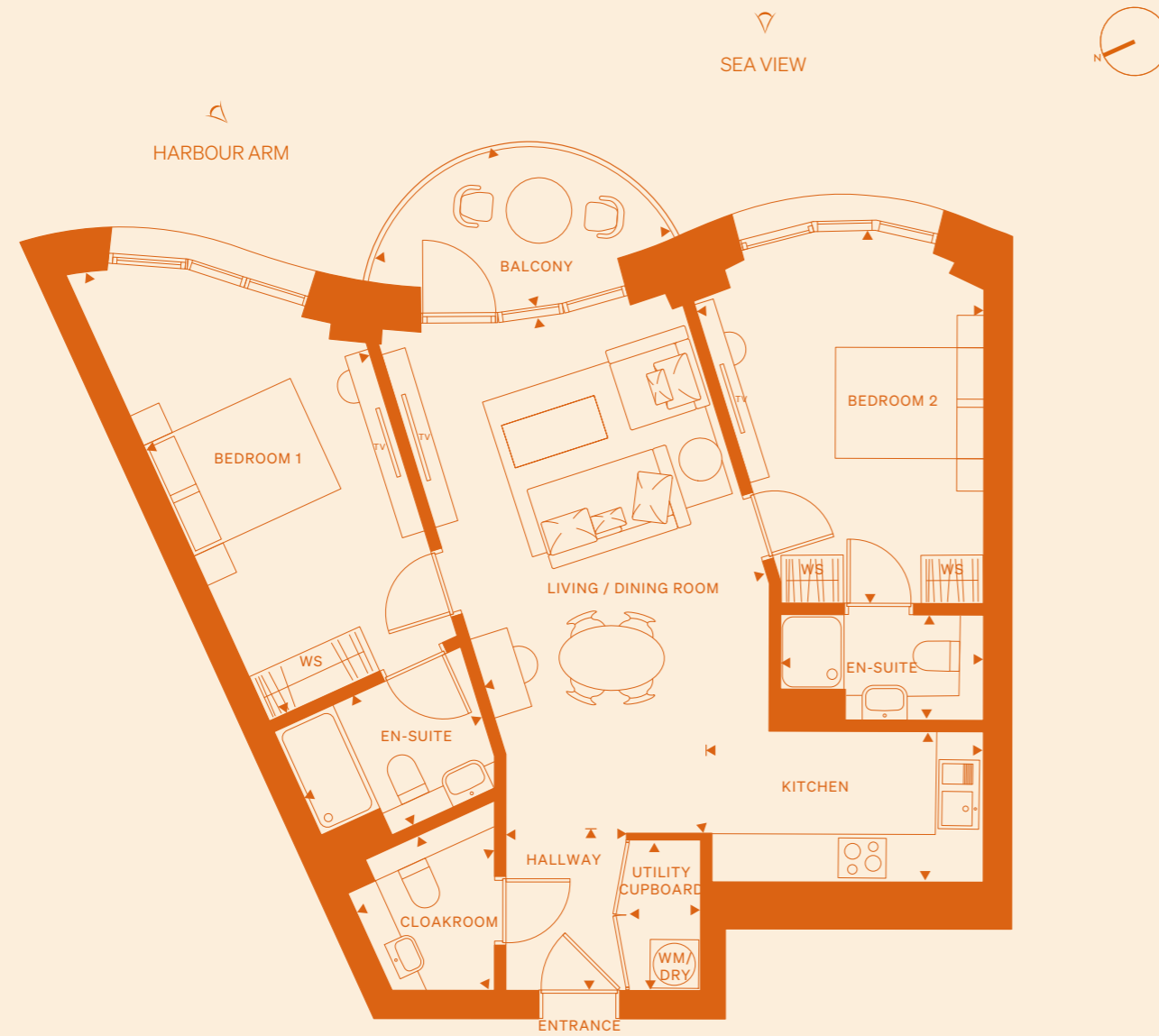
Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 18 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP46-03 | PALETTE 2 (PAGE 54)



EAST ELEVATION



Hallway	1.95m x 1.55m	6'3" x 5'0"	Bedroom 1	5.26m x 2.92m	17'2" x 9'5"
Kitchen	3.37m x 1.86m	11'0" x 6'1"	Bedroom 1 En-suite	2.53m x 1.75m	8'3" x 5'7"
Living Room/Dining	6.63m x 3.89m	21'7" x 12'7"	Bedroom 2	4.71m x 3.43m	15'4" x 11'2"
Cloakroom	2.34m x 2.13m	7'6" x 6'8"	Bedroom 2 En-suite	2.52m x 1.31m	8'2" x 4'2"
			Balcony	3.82m x 2.02m	10'7" x 6'6"
<b>TOTAL INTERNAL AREA</b>	<b>75.1sq m</b>	<b>808.3 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>5.4sq m</b>	<b>58.1sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

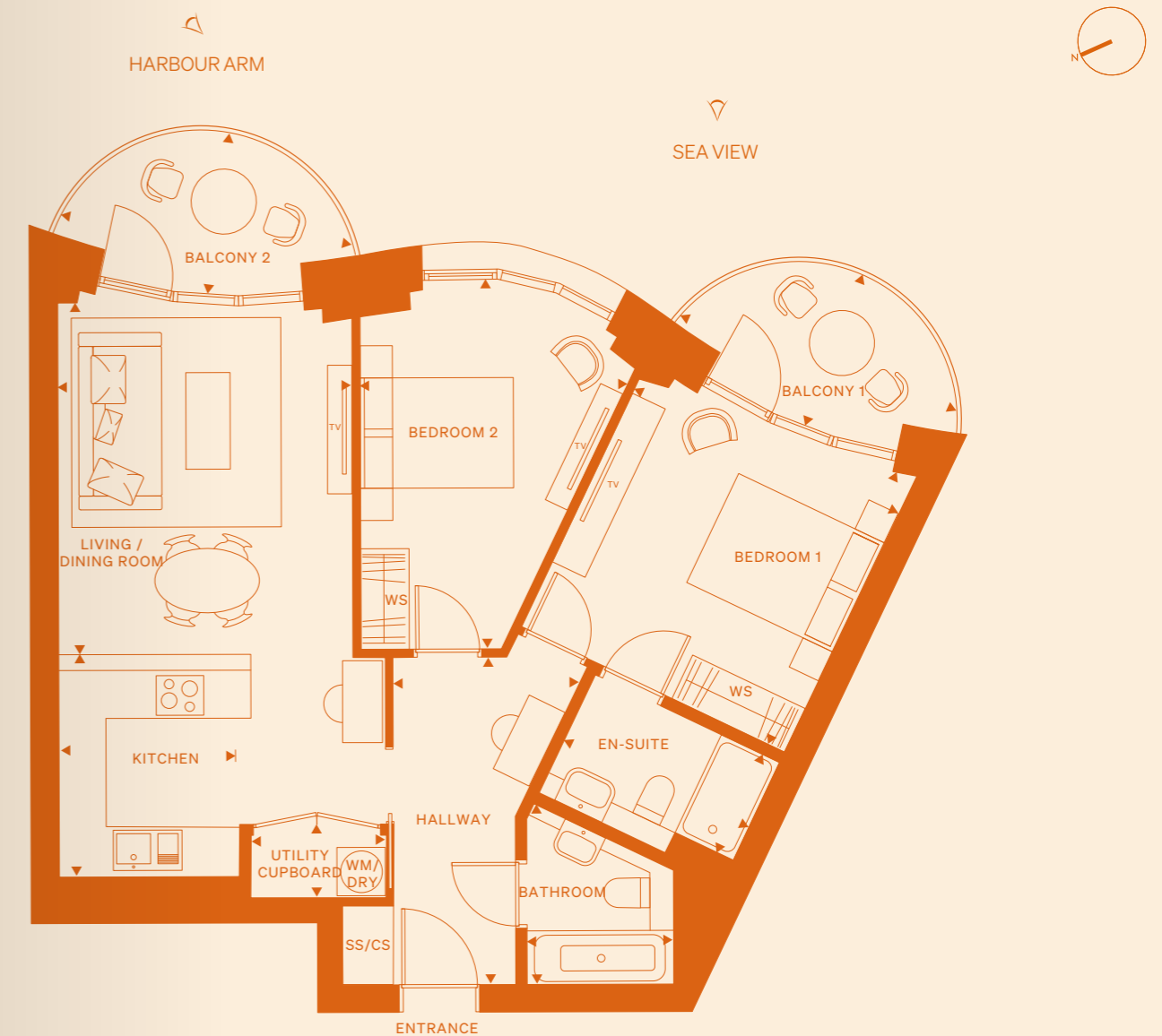
Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 19 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP47-03 | PALETTE 1 (PAGE 54)



EAST ELEVATION



Hallway	4.07m x 1.50m	13'3" x 4'9"	Bedroom 1	3.64m x 3.64m	11'11" x 11'11"
Kitchen	2.36m x 2.77m	7'9" x 9'1"	Bedroom 1 Ensuite	2.54m x 1.64m	8'3" x 5'3"
Living Room/Dining	3.63m x 4.13m	11'11" x 13'5"	Bedroom 2	4.58m x 3.41m	15'0" x 11'1"
			Bathroom	1.82m x 1.41m	5'9" x 4'6"
			Balcony 1	3.82m x 2.03m	12'4" x 6'6"
			Balcony 2	3.82m x 2.01m	12'4" x 6'6"
<b>TOTAL INTERNAL AREA</b>	<b>67.5 sq m</b>	<b>728.7 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>10.8 sq m</b>	<b>116.2 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 20 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP48-03 | PALETTE 2 (PAGE 54)



Hallway	4.62m x 3.06m	15'1" x 10'0"	Bedroom 1	3.51m x 3.29m	11'5" x 10'7"
Kitchen	3.42m x 2.8m	11'2" x 9'1"	Bedroom 1 En-suite	2.81m x 2.04m	9'2" x 6'6"
Living Room/Dining	8.02m x 7.28m	26'3" x 23'8"	Dressing Room	2.27m x 2.05m	7'5" x 6'9"
Cloakroom	1.84m x 1.59m	6'0" x 5'2"	Bedroom 2	5.37m x 3.62m	17'6" x 11'8"
			Bedroom 2 En-suite	3.75m x 1.84m	12'3" x 6'0"
			Balcony	4.58m x 2.05m	15'0" x 6'7"
<b>TOTAL INTERNAL AREA</b>	<b>1231 sq m</b>	<b>1325 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>8.0 sq m</b>	<b>86.1 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

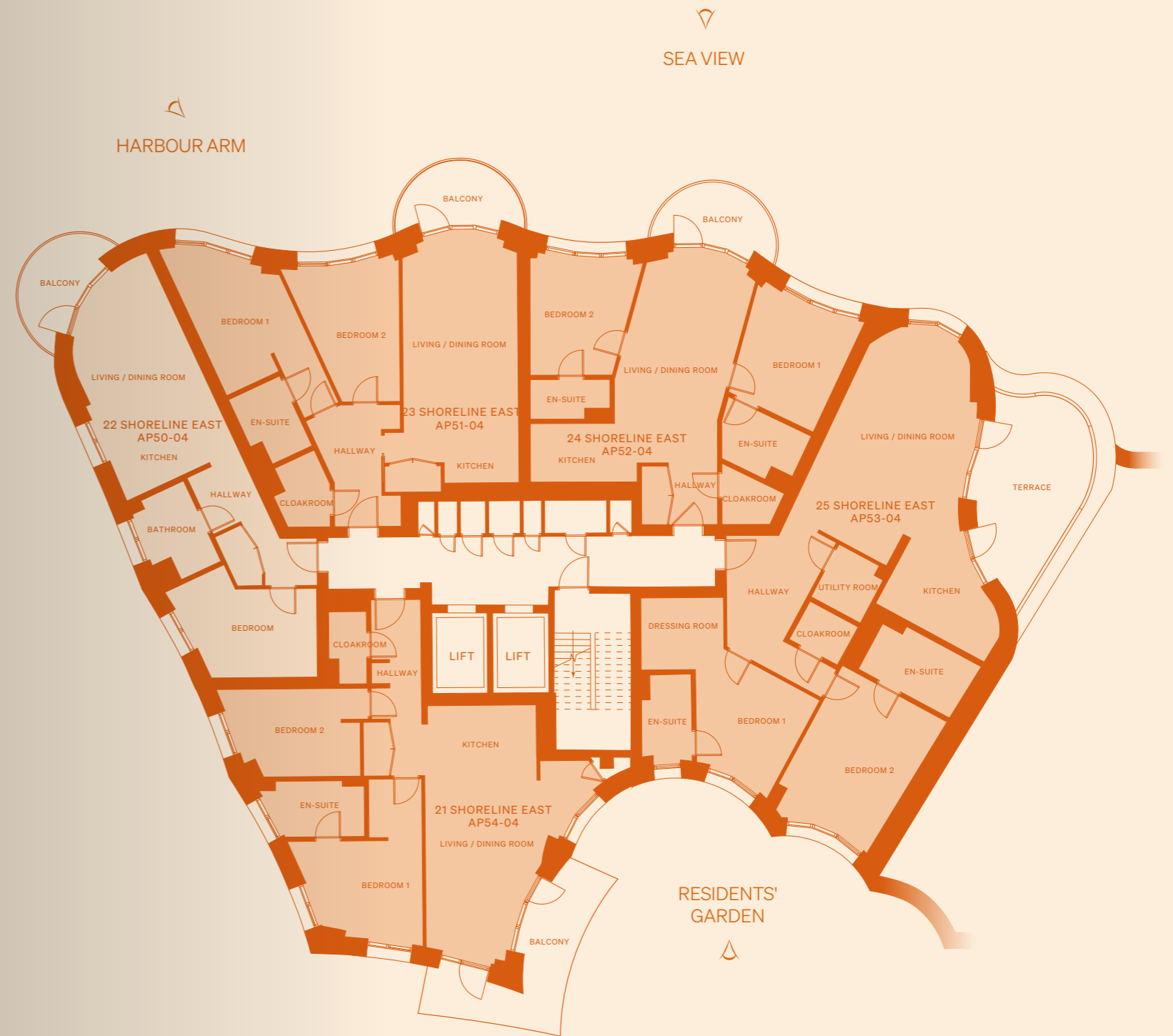


THIRD FLOOR

# Fourth Floor

The fourth floor comprises one and two bedroom apartments, all with balconies and terraces. Choose from a variety of layouts to suit you and your needs.

POSTAL ADDRESS	PLOT NUMBER	BEDROOMS	INTERNAL	EXTERNAL	TOTAL AREA
21 Shoreline East	AP54-04	2	74 sq m	13.9 sq m	87.9 sq m
22 Shoreline East	AP50-04	1	50.2 sq m	6.5 sq m	56.7 sq m
23 Shoreline East	AP51-04	2	72.3 sq m	6.5 sq m	78.8 sq m
24 Shoreline East	AP52-04	2	66.8 sq m	6.5 sq m	73.3 sq m
25 Shoreline East	AP53-04	2	102.5 sq m	19.1 sq m	121.6 sq m



LEAS LIFT



- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT

# N° 21 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP54-04 | PALETTE 3 (PAGE 54)



Hallway	5.56m x 1.57m	18'2" x 5'1"	Bedroom 1	3.68m x 5.43m	12'0" x 17'8"
Kitchen	3.55m x 2.40m	11'6" x 7'8"	Bedroom 1 En-suite	2.86m x 1.76m	9'3" x 5'7"
Living Room/Dining	5.6m x 3.69m	18'3" x 12'1"	Bedroom 2	4.63m x 2.77m	15'1" x 9'0"
Cloakroom/Shower Room	1.23m x 2.3m	4'0" x 7'7"	Balcony	5.54m x 4.59m	18'2" x 15'1"
<b>TOTAL INTERNAL AREA</b>	<b>74 sq m</b>	<b>796.5 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>13.9 sq m</b>	<b>149.6 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 22 SHORELINE CRESCENT EAST

ONE BEDROOM APARTMENT | PLOT AP50-04 | PALETTE 2 (PAGE 54)



Hallway	1.67m x 1.49m	5'4" x 4'8"	Bedroom	4.08m x 2.8m	13'3" x 10'8"
Kitchen	3.83m x 2.67m	12'5" x 8'7"	Shower Room	2.81m x 2.08m	9'2" x 6'8"
Living Room/Dining	3.77m x 3.52m	12'3" x 11'5"	Balcony	3.97m x 1.99m	13'0" x 6'5"
<b>TOTAL INTERNAL AREA</b>	<b>50.2 sq m</b>	<b>540 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>6.5 sq m</b>	<b>69.9 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

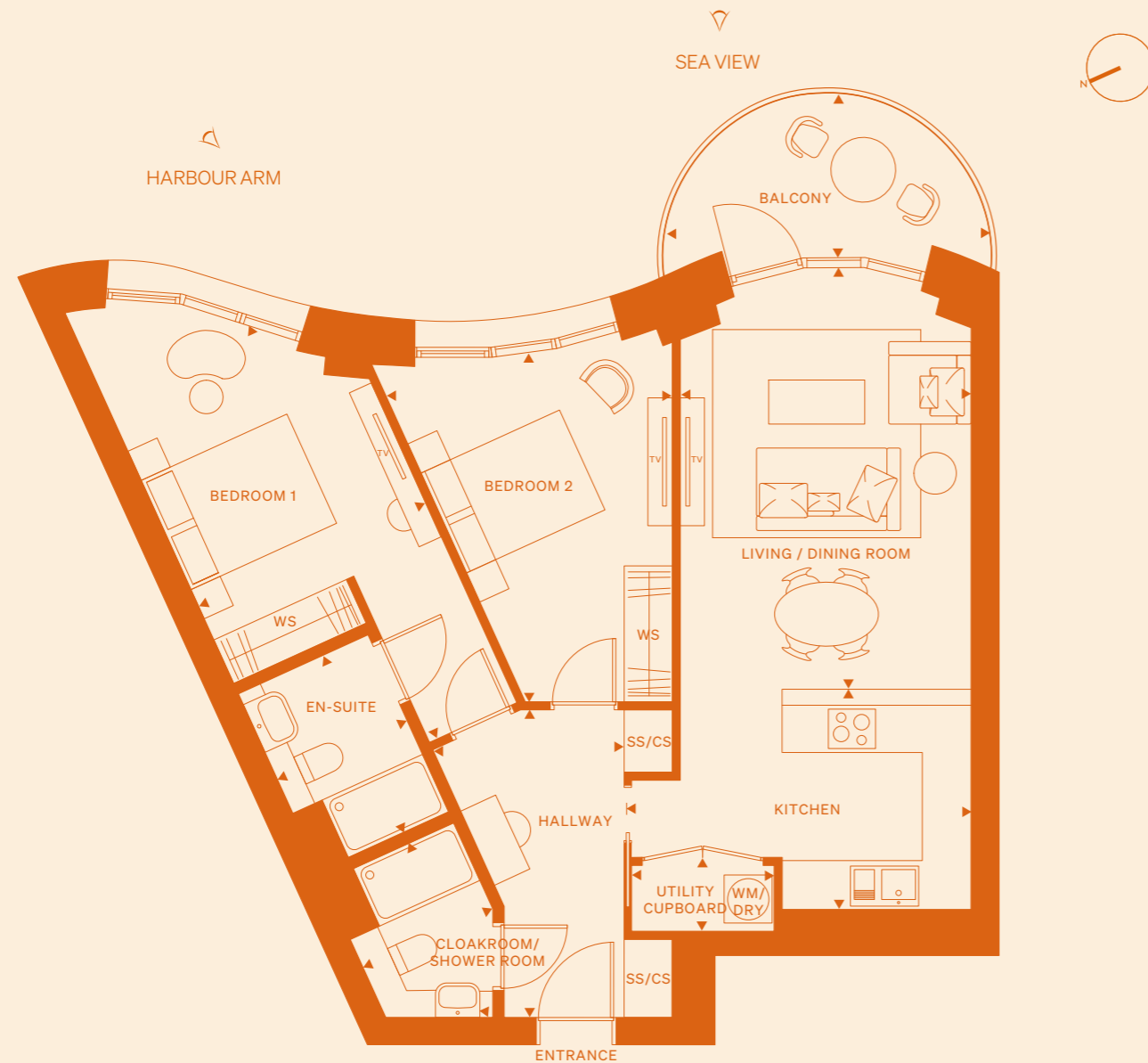
Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 23 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP51-04 | PALETTE 1 (PAGE 54)



EAST ELEVATION



Hallway	3.85m x 2.39m	12'6" x 7'8"	Bedroom 1	3.49m x 3.14m	11'4" x 10'3"
Kitchen	3.63m x 2.55m	11'9" x 8'3"	Bedroom 1 En-suite	2.44m x 1.78m	8'0" x 5'8"
Living Room/Dining	5.45m x 3.63m	17'8" x 11'9"	Bedroom 2	4.47m x 3.12m	14'6" x 10'2"
Cloakroom/Shower Room	1.78m x 1.19m	5'8" x 3'9"	Balcony	3.98m x 1.94m	13'0" x 6'3"

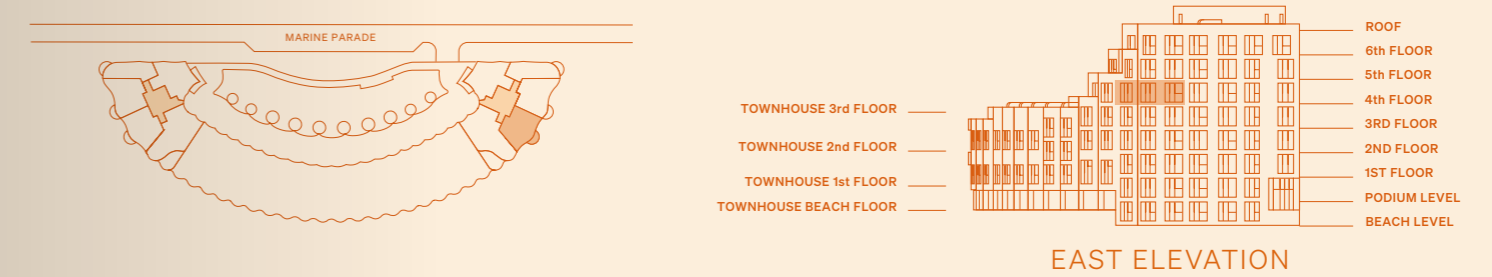
TOTAL INTERNAL AREA	72.3 sq m	778.2 sq ft	TOTAL EXTERNAL AREA	6.5 sq m	69.9 sq ft
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WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 24 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP52-04 | PALETTE 2 (PAGE 54)



EAST ELEVATION



Hallway	1.95m x 1.34m	6'3" x 4'3"	Bedroom 1	3.65m x 3.27m	11'9" x 10'7"
Kitchen	3.38m x 1.87m	11'0" x 6'1"	Bedroom 1 Ensuite	2.98m x 1.85m	9'7" x 6'0"
Living Room/Dining	5.11m x 3.48m	16'7" x 11'9"	Bedroom 2	3.76m x 3.27m	12'3" x 10'7"
Cloakroom	2.26m x 1.74m	7'4" x 5'7"	Bedroom 2 Ensuite	2.52m x 1.26m	8'2" x 4'1"
			Balcony	3.98m x 2.0m	13'0" x 6'5"

TOTAL INTERNAL AREA	66.8 sq m	719 sq ft	TOTAL EXTERNAL AREA	6.5 sq m	69.9 sq ft
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WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 25 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP53-04 | PALETTE 1 (PAGE 54)



Hallway	3.55m x 3.08m	11'6" x 10"1"	Bedroom 1	3.38m x 3.41m	11'0" x 11"1"
Kitchen	4.02m x 2.4m	13'1" x 7'8"	Bedroom 1 En-suite	2.75m x 1.59m	9'0" x 5'2"
Living Room/Dining	7.42m x 4.54m	24'3" x 14'8"	Dressing Room	2.63m x 2.27m	8'8" x 7'5"
Cloakroom	1.8m x 1.39m	5'9" x 4'5"	Bedroom 2	4.84m x 3.69m	15'8" x 12"1"
Utility Room	1.9m x 1.8m	6'3" x 5'11"	Bedroom 2 En-suite	3.25m x 1.90m	10'6" x 6'2"
			Terrace	7.02m x 3.65m	23'0" x 11'9"
<b>TOTAL INTERNAL AREA</b>	<b>102.5 sq m</b>	<b>1103.3 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>191 sq m</b>	<b>205.5 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

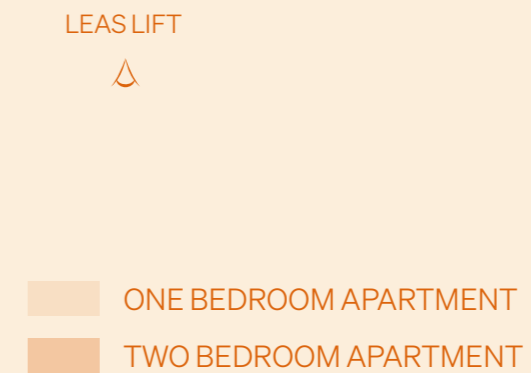




# Fifth Floor

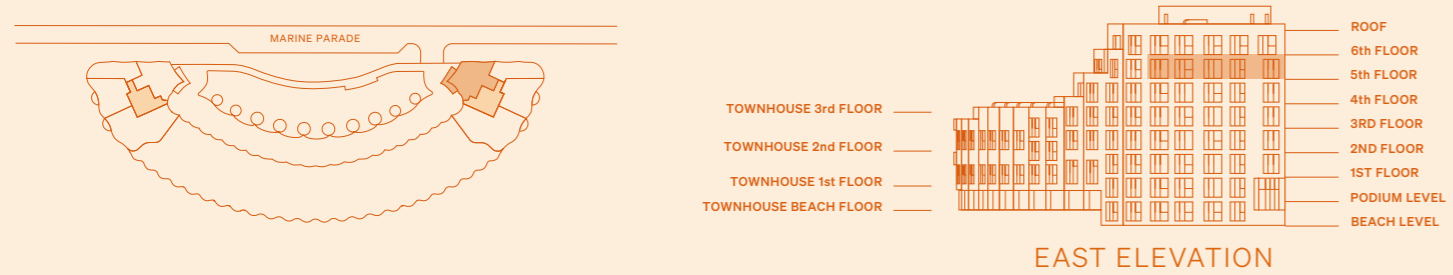
The fifth floor consists of one and two bedroom apartments. Each home comes with a spacious open-plan kitchen/living with some apartments offering a private balcony or terrace.

POSTAL ADDRESS	PLOT NUMBER	BEDROOMS	INTERNAL	EXTERNAL	TOTAL AREA
26 Shoreline East	AP58-05	2	74.2 sq m	13.7 sq m	87.9 sq m
27 Shoreline East	AP55-05	1	54.2 sq m	7 sq m	61.2 sq m
28 Shoreline East	AP56-05	2	71.7 sq m	5.4 sq m	77.1 sq m



# N° 26 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP58-05 | PALETTE 1 (PAGE 54)



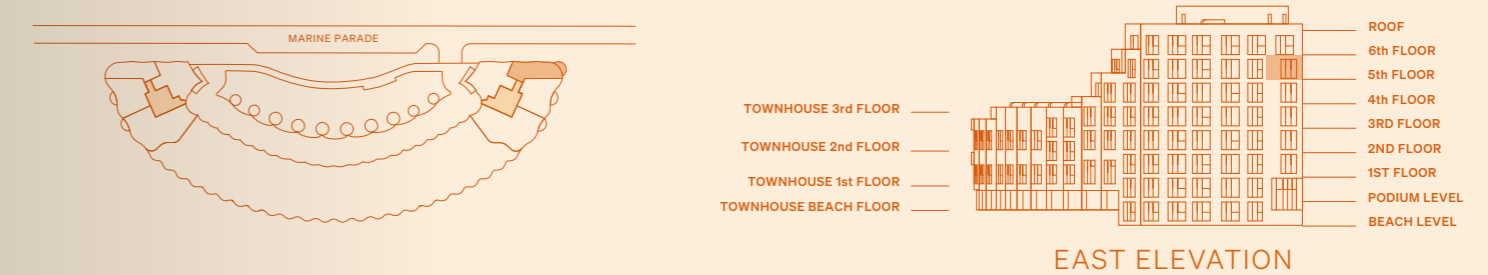
Hallway	5.56m x 1.57m	18'2" x 5'1"	Bedroom 1	5.36m x 3.93m	17'5" x 12'8"
Kitchen	3.64m x 2.4m	11'9" x 7'8"	Bedroom 1 En-suite	3.02m x 1.78m	9'9" x 5'8"
Living Room/Dining	3.67m x 5.63m	12'0" x 18'5"	Bedroom 2	4.67m x 2.77m	15'3" x 9'0"
Cloakroom / Shower Room	2.3m x 1.22m	7'5" x 4'0"	Balcony	5.40m x 4.39m	17'7" x 14'4"
<b>TOTAL INTERNAL AREA</b>	<b>74.2 sq m</b>	<b>798.6 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>13.7 sq m</b>	<b>147.4 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes. SS/CS - Storage Space / Cupboard Space

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 27 SHORELINE CRESCENT EAST

ONE BEDROOM APARTMENT | PLOT AP55-05 | PALETTE 3 (PAGE 54)



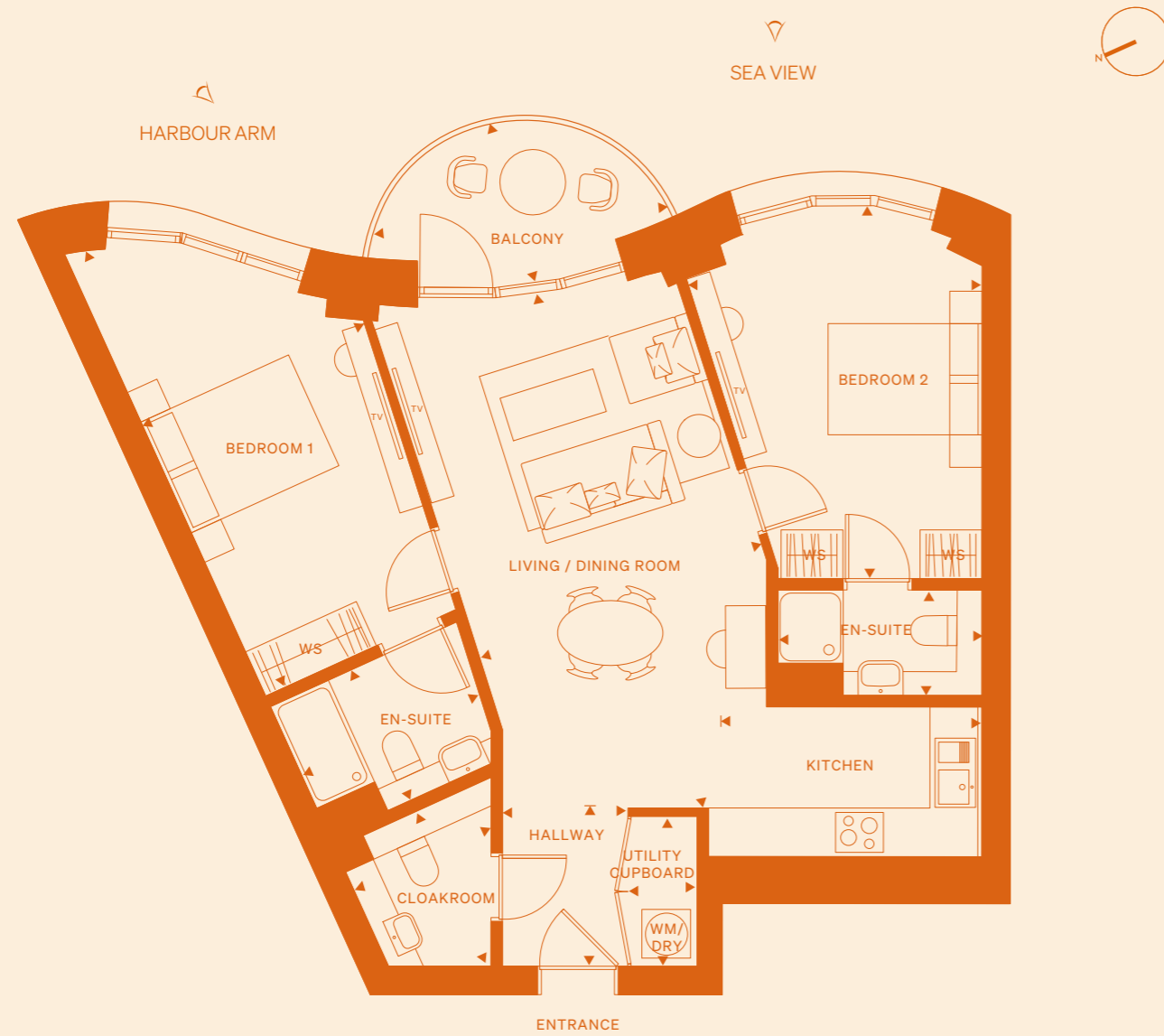
Hallway	3.10m x 1.85m	10'1" x 6'0"	Bedroom	3.6m x 2.8m	11'8" x 9'1"
Kitchen	4.02m x 2.67m	13'1" x 8'7"	Shower Room	2.82m x 2.04m	9'2" x 6'6"
Living Room/Dining	3.77m x 3.85m	12'3" x 12'6"	Balcony	5.11m x 1.78m	16'7" x 5'8"
<b>TOTAL INTERNAL AREA</b>	<b>54.2 sq m</b>	<b>583.4 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>7 sq m</b>	<b>75.3 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# N° 28 SHORELINE CRESCENT EAST

TWO BEDROOM APARTMENT | PLOT AP56-05 | PALETTE 1 (PAGE 54)



Hallway	2.91m x 2.53m	9'5" x 8'3"	Bedroom 1	5.37m x 2.97m	17'6" x 9'7"
Kitchen	3.37m x 1.86m	11'0" x 6'1"	Bedroom 1 En-suite	2.53m x 1.76m	8'4" x 5'7"
Living Room/Dining	6.58m x 3.73m	21'5" x 12'2"	Bedroom 2	4.59m x 3.43m	15'0" x 11'2"
Cloakroom	1.97m x 1.77m	6'4" x 5'8"	Bedroom 2 En-suite	2.52m x 1.3m	8'2" x 4'2"
			Balcony	3.80m x 2.0m	12'4" x 6'5"
<b>TOTAL INTERNAL AREA</b>	<b>71.7 sq m</b>	<b>771.8 sq ft</b>	<b>TOTAL EXTERNAL AREA</b>	<b>5.4 sq m</b>	<b>58 sq ft</b>

WM/DRY - Washing Machine / Dryer. WS - Wardrobes

Floorplans are not to scale and are indicative only, measurements have been taken at their widest point. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.



# Materials

Careful choice of fixtures and fittings, craftsmanship and superior finishes complete the look and feel of each property.



## LIGHT & BRIGHT

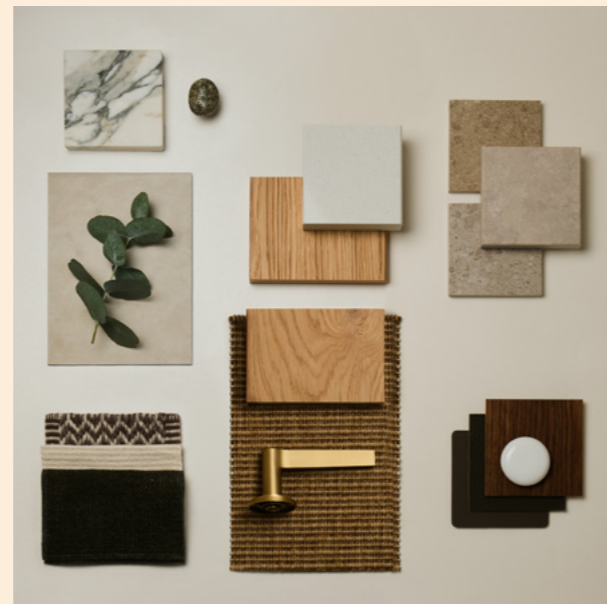
### PALETTE 1

A bright and minimal aesthetic balancing whites with pale natural timbers and soft-grey tones. Bleached oak floors and woven bedroom carpet enhance the sense of spaciousness. Kitchens are designed in matt lacquered white with solid terrazzo worktops and splashbacks. Bathrooms feature large-scale Domus tiles in soft-greys, solid countertops and mirrored vanity storage. Ironmongery in brushed steel ensures an understated and contemporary aesthetic.

## WARM & NATURAL

### PALETTE 2

A warm and textured palette combining off-whites with warm oak tones and natural stone. European oak wide-plank floors and textured carpet give these apartments a layered and tactile feel. Natural oak veneer kitchen doors are paired with solid composite countertops and splashbacks. Bathrooms are designed with natural limestone as well as brushed brass hardware, capturing a warm and sophisticated look.



## TONE & TEXTURE

### PALETTE 3

Bold and striking, this palette showcases a playful combination of varying colours and contrasting materials. A backdrop of white walls and pale oak floors is offset by playful design details. Kitchens feature matt lacquered doors in blues and greens with solid terrazzo worktops and splashbacks in hand-glazed tiles. Bathrooms feature natural slate floors and coloured metro wall tiles. A strong design aesthetic permeates the space whilst creating a calming and understated look.



# Estate Services

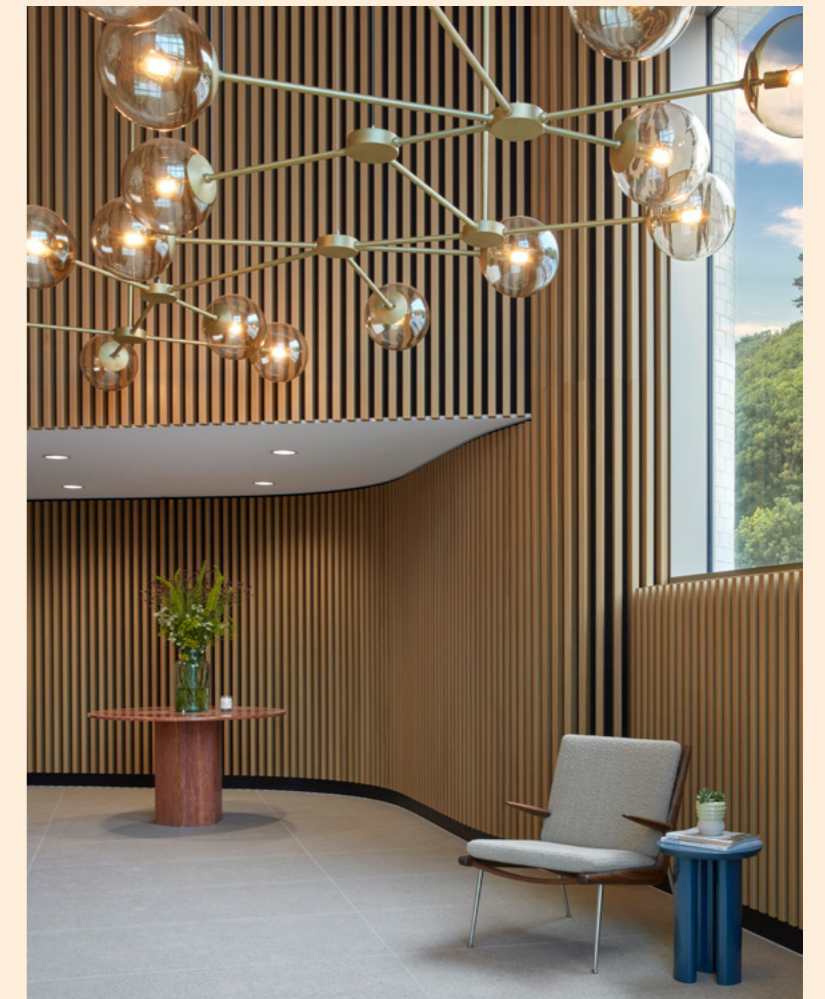
Residents at Shoreline can call on our dedicated Estate Service team to assist with a wide variety of day-to-day needs and requirements. Some examples are:

- Contactable 24/7
- Parcel drop off service
- Communal garden landscaping
- Communal area and carpark cleaning
- Resident online portal, giving residents access to Estate information and individual accounts along with many other great features
- On-site maintenance staff
- Estate security patrols

The Estate Services Team will also be offering a concierge service.

### ADDITIONAL CHARGEABLE CONCIERGE SERVICES INCLUDE:

- Additional external and internal window cleaning
- Private residence cleaning
- Bin collection, waste taken direct from residence to bin stores
- Alarm receiving service and residence inspection key access
- Keyholding service
- Handyman service
- Additional parking spaces
- Locksmith services



All of the concierge services are subject to availability and may change from time to time.

# Technical Specifications

## KITCHEN

Individually designed kitchens by Lorien  
Composite stone worktops with drainer grooves  
Bosch fully integrated single oven  
Bosch fully integrated combination microwave  
Bosch four zone induction hob  
Bosch extractor  
Bosch 70/30 fully integrated fridge/ freezer  
Bosch fully integrated dishwasher  
Siemens appliances offered in Plots AP53-04, AP57-05 and AP58-05  
Blanco 1 bowl undermounted sink  
Undercounter recycling bin  
LED Pelmet lighting  
Pop up socket in the breakfast island

## HEATING & HOT WATER

Gas fire central heating  
Underfloor heating  
Thermostatic controls to living spaces  
Mechanical Vent Heat Recovery unit providing fresh air ventilation and heat recovery  
Hot water system

## ELECTRICAL & LIGHTING

Screwless white electrical switches and sockets throughout  
Dimmable pendant light over dining table  
LED, energy efficient downlighters throughout  
5AMP circuit in the bedrooms – master switch by door  
Dimmer switches to pendant lights only

## HOME ENTERTAINMENT

A TV, satellite and radio distribution installed serve to all apartments  
TV point allows for Digital terrestrial (freeview), FM/DAB radio and digital satellite signals in the living rooms  
TV points allow for Digital Terrestrial (freeview) and Sky Q mini box signals in the bedrooms  
Reinforced ply walls to all media walls  
Telephone points provided to living/dining room and all bedrooms  
Ultrafast Full Fibre connectivity - up to 1,000 Mbps download speed and up to 220Mbps upload speed

## UTILITY ROOM

Some units have plumbing for separate washing machine and tumble dryer within vented utility room.

## BATHROOMS, CLOAKROOMS & ENSUITES

Contemporary sanitary ware with mixer taps  
Wall-hung toilet with soft close seat and cover  
Inset niche storage to shower  
Shaver point to bathrooms and ensuites  
Electric white or brass heated towel rail to bathrooms and ensuites  
Walk-in shower  
Contemporary wall tiling (fully tiled in the shower)  
Contemporary floor tiling  
Waterfall shower head and a separate handheld shower  
Featured mirror cabinet with automatic motion sensitive lighting  
Low profile shower tray

## WINDOW, DOORS & IRONMONGERY

Eggshell white solid internal doors  
Sliding pocket doors (On selected apartments)  
Door to balcony  
Multi-point locking entrance and casement doors. Secured by Design rated to all ground and 1st floor units  
All windows and doors are double or triple glazed and finished to British standard  
Multi-point locking windows  
Spy hole to front entrance door

## EXTERIOR FINISHES

All properties benefit from either a balcony or a terrace  
Anodized aluminium balconies with granite paving  
External light to balcony and terrace  
Marshalls Callisto Granite slabs to balconies  
Glazed white curved brick façade

## AIR CONDITIONING

Plots AP53-04 and AP57-05

## INTERIOR FINISHES

Domus engineered wood floors (hallway, kitchen/living/dining area)  
New England Stamford carpet to bedrooms  
Johnstones Vinyl Matt White painted ceilings  
Johnstones Vinyl Matt White painted walls  
White eggshell skirtings

## SUSTAINABLE FEATURES

7kW Electric charging points\*  
Smart meters

## COMMUNAL AREAS

Impressive double-height glazed entrance lobbies  
Decorative chandelier  
Seating area where visitors can wait in the entrance lobbies  
Striking Gustav Rib timber battened walls within the residents' entrance and apartment lobbies  
Sto Silent acoustic ceiling in the communal hallways  
Bespoke brass post boxes in main lobby entrances  
Lift access to all floors not rooftop level  
Landscaped communal garden on the Podium level shingle gardens  
Three communal refuse areas  
Storage cupboards (Speak to the Sales Consultant)\*\*  
Communal staircases - walls painted in eggshell white, balustrades and underside of stairs painted in champagne tone, carpet in dark beige/earth, nosings in light champagne with white stripe  
A managing agent will administer the effective operation and maintenance of communal facilities

## SECURITY & PEACE OF MIND

Fob access for all residents  
Colour video entry system linked to the main entrance doors  
Mains-fed heat and smoke detectors  
Built-in sprinkler system for enhanced fire security  
Climate control system  
24/7 security  
2 year aftercare developer warranty provided  
10 year Build Zone warranty  
999 year lease  
Ground rent N/A  
Exceptional insulation and UV protection  
EPC Rating A

## CAR PARKING & CYCLE STORAGE

Access to secure underground car park via electronic entry system  
Typical car parking space 2.5m x 5m, height 2.35m - 2.55m within parking bays  
Bicycle storage available for residents

## OPTIONS & UPGRADES

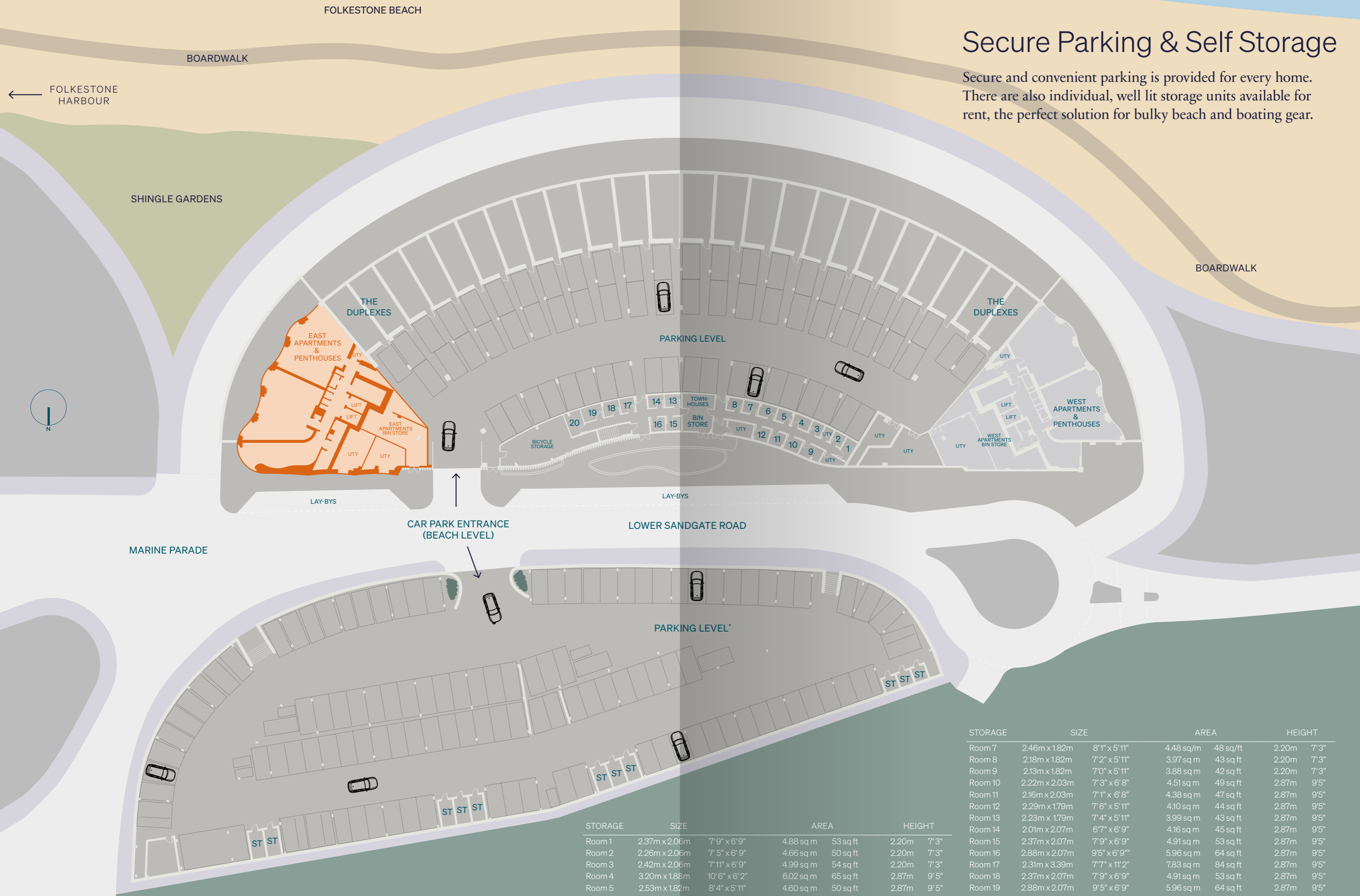
See Sales Consultant for details (options and upgrades subject to cut off dates)

\*Please speak to the Sales Team to establish the location of the electric charging point

\*\*Limited storage cupboards. Please speak to the Sales Team.

# Secure Parking & Self Storage

Secure and convenient parking is provided for every home. There are also individual, well lit storage units available for rent, the perfect solution for bulky beach and boating gear.



STORAGE	SIZE	AREA	HEIGHT
Room 1	2.37m x 2.06m 7'9" x 6'9"	4.88 sq m 53 sq ft	2.20m 7'3"
Room 2	2.26m x 2.06m 7'5" x 6'9"	4.66 sq m 50 sq ft	2.20m 7'3"
Room 3	2.42m x 2.06m 7'11" x 6'9"	4.99 sq m 54 sq ft	2.20m 7'3"
Room 4	3.20m x 1.88m 10'6" x 6'2"	6.02 sq m 65 sq ft	2.87m 9'5"
Room 5	2.53m x 1.82m 8'4" x 5'11"	4.60 sq m 50 sq ft	2.87m 9'5"
Room 6	2.31m x 1.82m 7'7" x 5'11"	4.20 sq m 45 sq ft	2.20m 7'3"

STORAGE	SIZE	AREA	HEIGHT
Room 7	2.46m x 1.82m 8'1" x 5'11"	4.48 sq m 48 sq ft	2.20m 7'3"
Room 8	2.18m x 1.82m 7'2" x 5'11"	3.97 sq m 43 sq ft	2.20m 7'3"
Room 9	2.13m x 1.82m 7'0" x 5'11"	3.88 sq m 42 sq ft	2.20m 7'3"
Room 10	2.22m x 2.03m 7'3" x 6'8"	4.51 sq m 49 sq ft	2.87m 9'5"
Room 11	2.16m x 2.03m 7'1" x 6'8"	4.38 sq m 47 sq ft	2.87m 9'5"
Room 12	2.29m x 1.79m 7'6" x 5'11"	4.10 sq m 44 sq ft	2.87m 9'5"
Room 13	2.23m x 1.79m 7'4" x 5'11"	3.99 sq m 43 sq ft	2.87m 9'5"
Room 14	2.01m x 2.07m 6'7" x 6'9"	4.16 sq m 45 sq ft	2.87m 9'5"
Room 15	2.37m x 2.07m 7'9" x 6'9"	4.91 sq m 53 sq ft	2.87m 9'5"
Room 16	2.88m x 2.07m 9'5" x 6'9"	5.96 sq m 64 sq ft	2.87m 9'5"
Room 17	2.31m x 3.39m 7'7" x 11'2"	7.83 sq m 84 sq ft	2.87m 9'5"
Room 18	2.37m x 2.07m 7'9" x 6'9"	4.91 sq m 53 sq ft	2.87m 9'5"
Room 19	2.88m x 2.07m 9'5" x 6'9"	5.96 sq m 64 sq ft	2.87m 9'5"
Room 20	2.24m x 3.39m 7'4" x 11'4"	7.59 sq m 82 sq ft	2.87m 9'5"

\*B2 (parking area) is indicative only, layout to be confirmed.

ST Additional Storage

# Travel & Connectivity

Folkestone to London St. Pancras is less than 1 hour by train and the Eurotunnel station at Folkestone provides car and coach services to Calais. Gatwick Airport is 1hr 15 mins by car, London City is 1 hour 30 mins, and Lydd Airport is 35 mins away.

Shoreline Crescent has true fibre optic broadband, delivered right to the building. That's up to x10 faster than conventional fibre optic broadband.

“Folkestone is one of the best places in Europe for remote working.”

CONDE NAST TRAVELLER

BELOW The Southeastern Railway covers London, Kent and parts of East Sussex.



# Schools

There are excellent nurseries and primary schools nearby, while the grammar system lets Year 6 children take the Kent and Shepway tests to determine the secondary schools best suited to their aptitudes. There are also first-rate independent schools with a wealth of further education colleges only 30 minutes away in Ashford and Canterbury, and also top universities in Canterbury.

## NURSERIES

Christchurch Nursery | 5 mins  
Ofsted Rating: Good

Kiddiwinx | 5 mins  
Ofsted Rating: Good

Shorncliffe Nursery | 5 mins  
Ofsted Rating: Outstanding

Playbox Day Nursery | 11 mins  
Ofsted Rating: Outstanding

## PRIMARY SCHOOLS

St Peter's Church of England  
Primary School (5-11 years) | 2 mins  
Ofsted Rating: Good

St Eanswythe's Church of England  
Primary School (4-11 years) | 3 mins  
Ofsted Rating: Outstanding

Folkestone Primary  
(4-11 years) | 6 mins

Christ Church CEP Academy, Folkestone  
(4-11 years) | 6 mins  
Ofsted Rating: Good

Sandgate Primary School (4-11 years) | 7 mins  
Ofsted Rating: Good

Morehall Primary School and Nursery  
(2-11 years) | 9 mins  
Ofsted Rating: Good

The Churchill School (4-11 years) | 9 mins  
Ofsted Rating: Good

All Souls' Church of England Primary School  
(4-11 years) | 10 mins  
Ofsted Rating: Good

Harcourt Primary School (4-11 years) | 12 mins  
Ofsted Rating: Good

St Martin's Church of England Primary School  
(4-11 years) | 12 mins  
Ofsted Rating: Outstanding

Seabrook Church of England Primary School  
(4-11 years) | 12 mins  
Ofsted Rating: Outstanding

Dover College Juniors (3-11 years) | 18 mins  
ISI Inspected School

## SECONDARY SCHOOLS & COLLEGES

Earlscliffe (sixth form)  
(15-19 years) | 5 mins  
Ofsted Rating: Good

The Harvey Grammar School  
(11-18 years) | 7 mins  
Ofsted Rating: Outstanding

The Folkestone School for Girls  
(Secondary and 16 to 18) | 8 mins  
Ofsted Rating: Outstanding

Folkestone Academy | 8 mins  
Ofsted Rating: Good

Turner Free School (11-18 years) | 10 mins  
Ofsted Rating: Good

Dover College (Secondary and 16 to 18)  
– Private | 18 mins  
ISI Inspected School

The Duke of York's Royal Military School,  
Dover | 24 mins  
Ofsted Rating: Good

Ashford School, Ashford – Private | 25 mins  
ISI Inspected School

King's School, Canterbury – Private | 36 mins  
ISI Inspected School

## SEN SCHOOLS

The Beacon Folkestone  
(Primary, Secondary and 16 to 18) | 6 mins  
Ofsted Rating: Outstanding

Compass Community School Coastal Park  
(Primary, Secondary and 16 to 18) | 6 mins  
Ofsted Rating: Good

## UNIVERSITIES

Folkestone College – EKC Group | 7 mins

UCA University for the Creative Arts | 31 mins

Canterbury Christchurch University  
College | 32 mins

University of Kent | 40 mins

SHORELINE SALES & MARKETING SUITE

Folkestone Harbour Seafront Development  
Marine Parade, Folkestone CT20 1SU

<https://what3words.com/wiggling.available.trickled>

Email: [sales@folkestoneseafront.com](mailto:sales@folkestoneseafront.com)

Telephone: 01303 760 940

Website: [shorelinefolkestone.co.uk](http://shorelinefolkestone.co.uk)

HOW TO FIND US

Shoreline Crescent is located on Marine Parade,  
off Harbour Approach Road.

FOR FURTHER INFORMATION ABOUT FOLKESTONE

[folkestoneharbourarm.co.uk](http://folkestoneharbourarm.co.uk)  
[folke.life](http://folke.life)

ARCHITECTS

[Acme.ac](http://Acme.ac)

INTERIOR DESIGN

[8HollandStreet.com](http://8HollandStreet.com)

LANDSCAPING

[SpacehubDesign.com](http://SpacehubDesign.com)

CONSTRUCTION

[Jenner-Group.co.uk](http://Jenner-Group.co.uk)

PROJECT MANAGEMENT

[SpiderProjects.co.uk](http://SpiderProjects.co.uk)

The information in this document is indicative and is intended to act as a guide only to the finished product. According to the Folkestone Harbour & Seafront Development Company's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Shoreline is a marketing name and will not necessarily form a part of the approved postal address. Applicants are advised to contact the sales team for the availability of any particular property. All computer generated images and lifestyle images are indicative only. All distances are sourced from [www.google.co.uk/maps](http://www.google.co.uk/maps).

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