

Westwood Point

Margate



Linden
HOMES



Around the local neighbourhood

- | | | |
|-----------------------------------------|----------------------------------------------|----------------------------------------------------|
| 1 Manston Golf Centre | 5 St Georges C of E Foundation School | 9 Queen Elizabeth the Queen Mother Hospital |
| 2 Vue Cinema, Thanet | 6 Dane Court Foundation School | 10 Dreamland Amusement Park |
| 3 Westwood Cross Shopping Centre | 7 Dickens House Museum | 11 Turner Contemporary Art Gallery |
| 4 Bannatyne Health Club and Spa | 8 North Foreland Golf Club | 12 Margate Winter Gardens |

Westwood Point Margate - Phase 3

A collection of 2, 3 and 4 bedroom homes in a picturesque seaside location.

Situated on Kent's Isle of Thanet, less than 3 miles from Margate, Broadstairs and Ramsgate. In addition, the historic city of Canterbury is only 16 miles away, while there's plenty of countryside close by to complement the area's 26 miles of coastline, plus excellent travel links and a host of nearby attractions. Located a short distance from the centres of Margate, Broadstairs and Ramsgate, Westwood Point enjoys excellent road and rail links. The famous seaside resort of

Margate, now enjoying its uber-cool status, offers everything from traditional seaside fun, to hip boutiques, bars, pubs and cafés, plus the renowned Turner Contemporary art gallery. In Broadstairs you'll find sandy beaches, cliff top walks and independent shops on unspoilt streets, while Food, Folk and Dickens festivals are a feature of the town. At Ramsgate you can also enjoy sandy bays alongside a working marina, at the only 'Royal Harbour' in the country.

Westwood Point Margate

Development layout



4 bedroom home

- The Aslin

3 bedroom home

- The Mountford
- The Elmslie
- The Eveleigh
- The Wyatt
- Sage Home

2 bedroom home


- The Ashbee
- The Hardwick
- Sage Home

1 and 2 bedroom apartments

- Turnstone House

Pre-sold homes

- 1 & 2 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

 Sage Homes
built by Bovis Homes

v visitor space bs bin store

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



The Ashbee

2 bedroom home

Westwood Point

Westwood, Kent CT9 4FG | 01843 242366

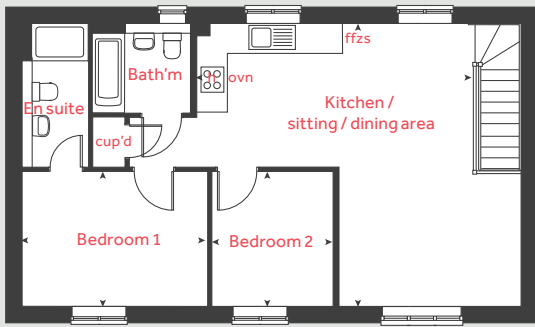
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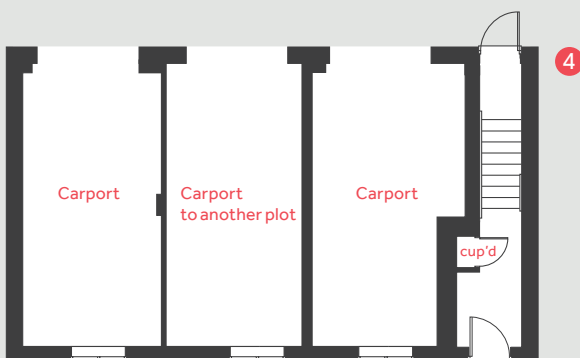
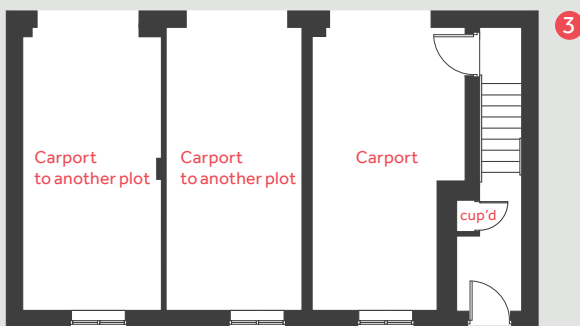
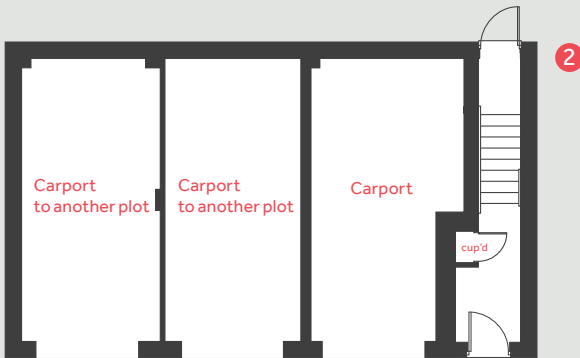
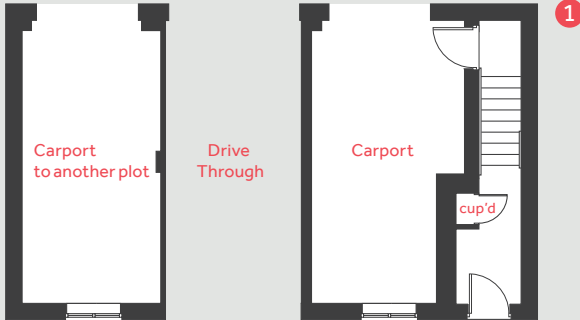
The Ashbee

2 bedroom home

First floor



Ground floor



First floor

Kitchen / sitting / dining area
6.04m x 5.90m 19' 9" x 19' 4"

Bedroom 1
3.97m x 2.90m 13' 0" x 9' 6"

Bedroom 2
2.90m x 2.59m 9' 6" x 8' 6"

h	hob	cup'd	cupboard
ovn	oven	< >	measuring points
ffzs	fridge freezer space		

- 1 Layout applies to plots 306, 329, 366 and 412 only.
- 2 Layout applies to plot 416 only.
- 3 Layout applies to plots 296 and 318 only.
- 4 Layout applies to plot 406 only.

Please see sales consultant for further details.

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L6003 DS09175 / 03.24

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The Aslin

4 bedroom home

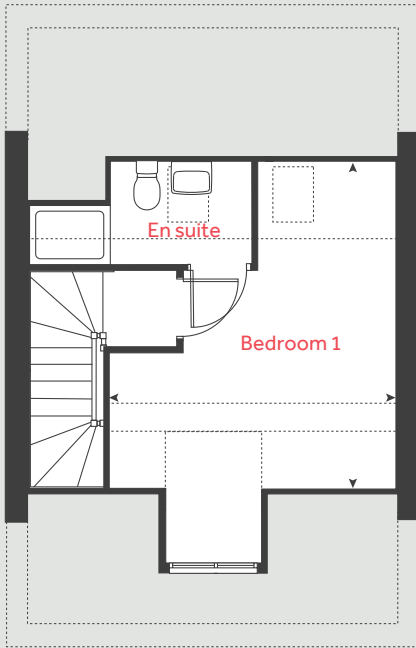
Westwood Point

Westwood, Kent CT9 4FG | 01843 242366

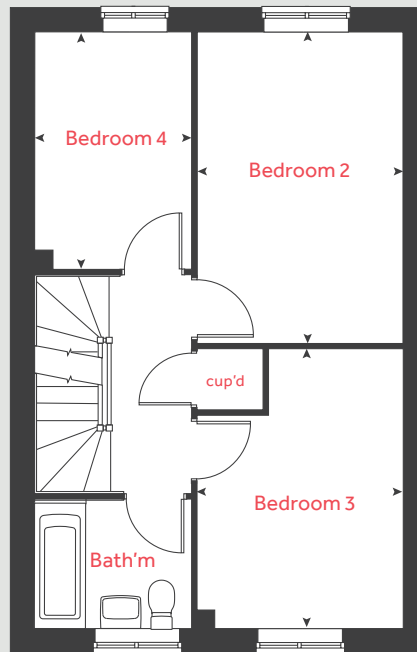
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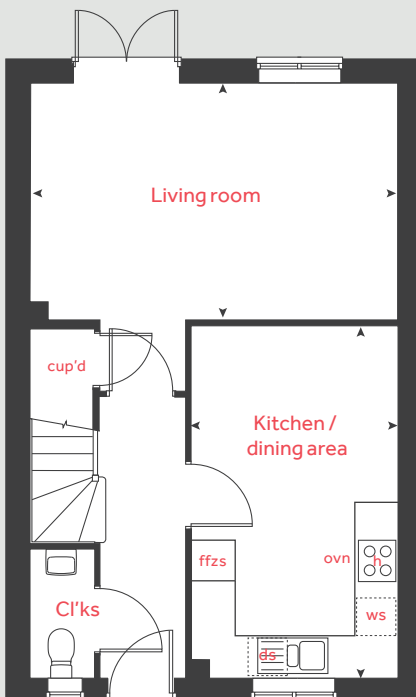
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 8" x 9' 2"

Living room
4.98m x 3.21m 16' 4" x 10' 6"

First floor

Bedroom 2
4.20m x 2.78m 13' 9" x 9' 1"

Bedroom 3
3.78m x 2.78m 12' 4" x 9' 1"

Bedroom 4
3.20m x 2.12m 10' 6" x 6' 11"

Second floor

Bedroom 1
4.29m x 3.89m 14' 1" x 12' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

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L6003 DS14245 / 06.25

Linden HOMES



2 bedroom Sage Home

Home 324



built
by

Linden
HOMES

2 bedroom Sage Home

Home 324

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Sitting room	4.08 x 3.70	13' 5" x 12' 2"

First floor

Bedroom 1	3.16 x 3.01	10' 5" x 9' 10"
Bedroom 2	4.08 x 2.70	13' 5" x 8' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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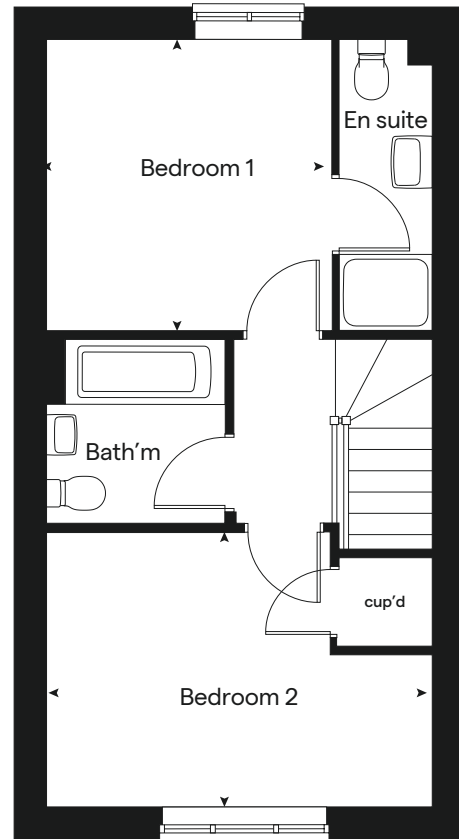
Hardwick L6003 DS09515 / 04.24



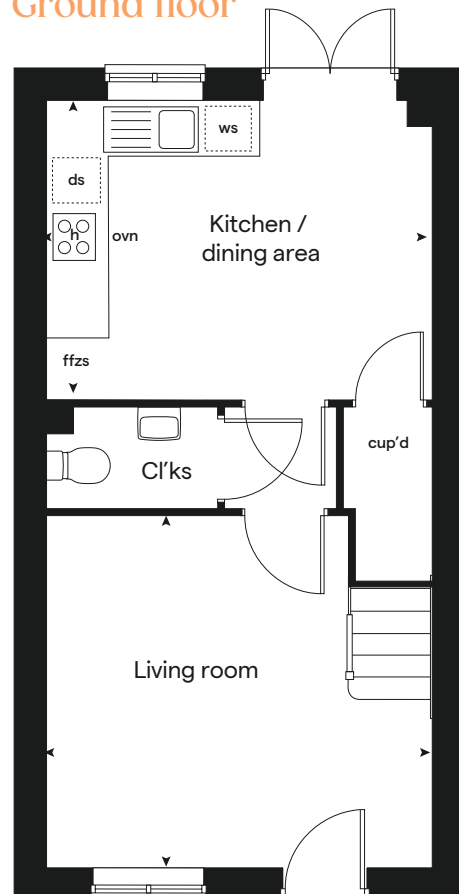
built by

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First floor



Ground floor





The Wyatt

3 bedroom home

Westwood Point

Westwood, Kent CT9 4FG | 01843 242366

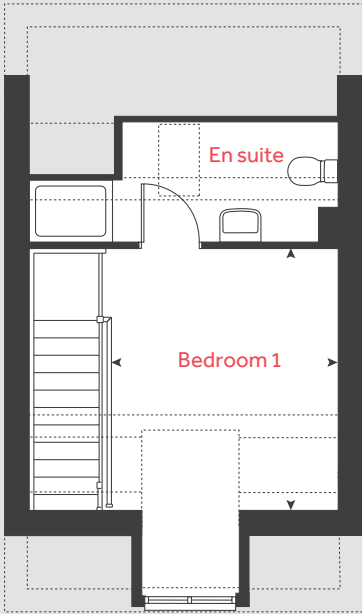
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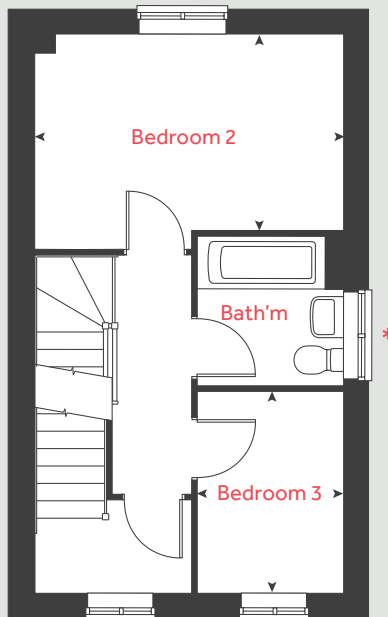
The Wyatt

3 bedroom home

Second floor



First floor



Ground floor

Kitchen / dining area
4.56m x 2.00m 14' 11" x 6' 7"

Living room
4.08m x 2.59m 13' 5" x 8' 6"

First floor

Bedroom 2
4.08m x 2.59m 13' 5" x 8' 6"

Bedroom 3
2.66m x 1.93m 8' 9" x 6' 4"

Second floor

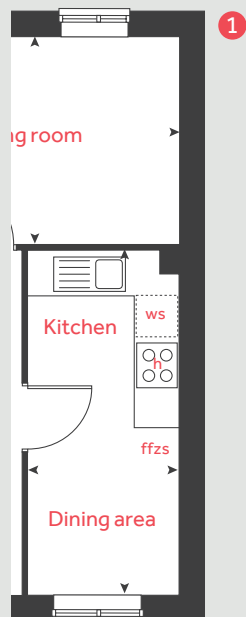
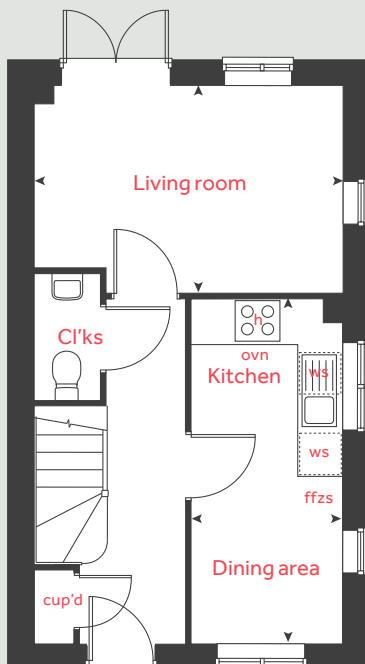
Bedroom 1
3.21m x 2.99m 10' 7" x 9' 10"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	< >	measuring points
ds	dishwasher space		

* Window applies to selected plots only. Please see sales consultant for further details.

1 Alternative layout applies to selected plots only. Please see sales consultant for further details

Ground floor



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L6003 GD60312 / 09.21

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3 bedroom Sage Home

Home 391



built
by

Linden
HOMES

3 bedroom Sage Home

Home 391

Ground floor	metres	feet / inches
Kitchen	2.94 x 2.70	9' 8" x 8' 10"
Dining area	2.70 x 2.64	8' 10" x 8' 8"
Living room	5.59 x 3.11	18' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	3.37 x 3.20	11' 1" x 10' 6"
Bedroom 2	3.15 x 2.75	10' 4" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

ovn	oven	cup'd	cupboard
h	hob	◀ ▶	measuring points
ffzs	fridge freezer space		

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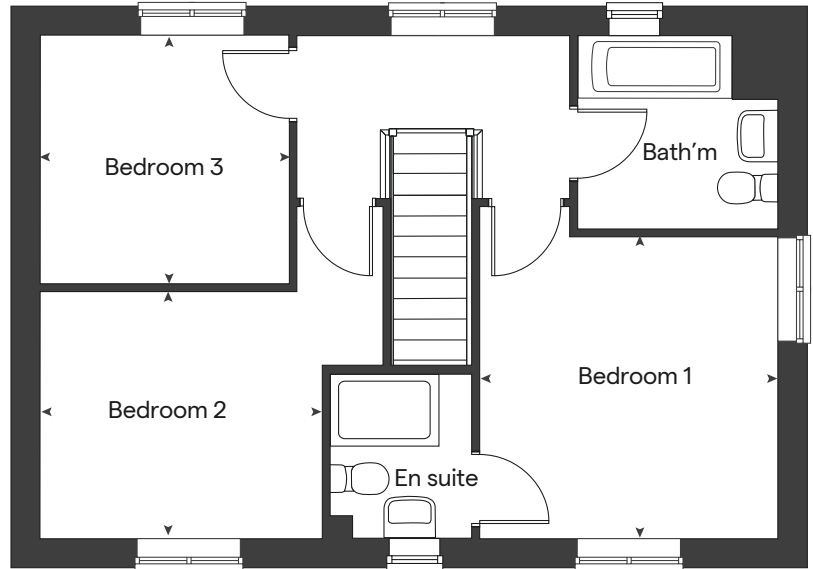
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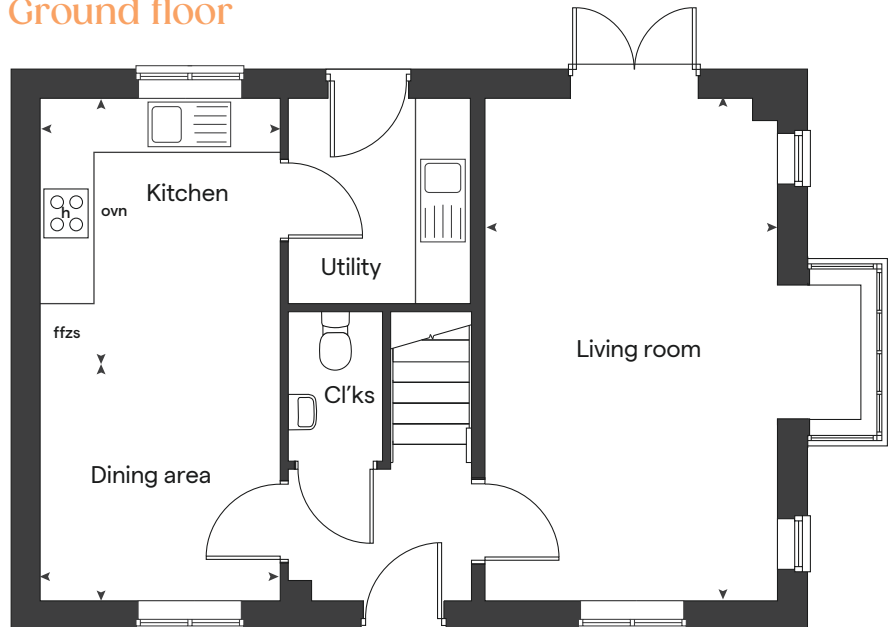
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Mountford L6003 DS09515 / 04.24

First floor



Ground floor



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3 bedroom Sage Home

Homes 421 - 424



built
by

Linden
HOMES

3 bedroom Sage Home

Homes 421 - 424

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Sitting room	4.08 x 3.70	13' 5" x 12' 2"

First floor

Bedroom 1	3.16 x 3.01	10' 5" x 9' 10"
Bedroom 2	4.08 x 2.70	13' 5" x 8' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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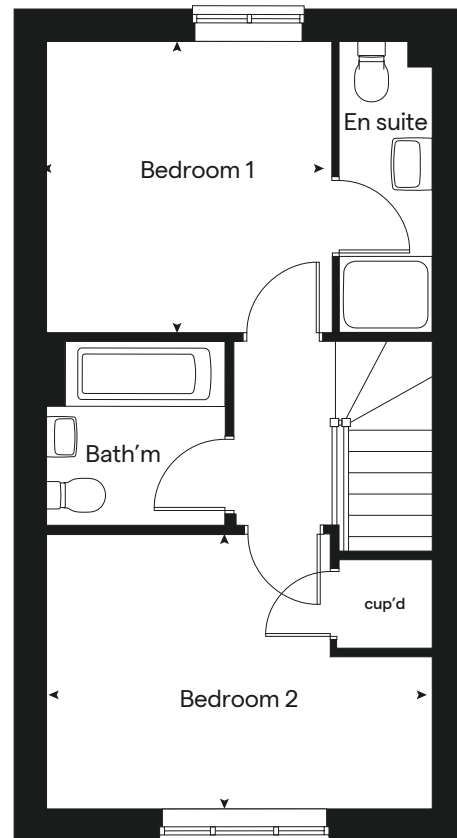
Elmslie L6003 DS09515 / 04.24



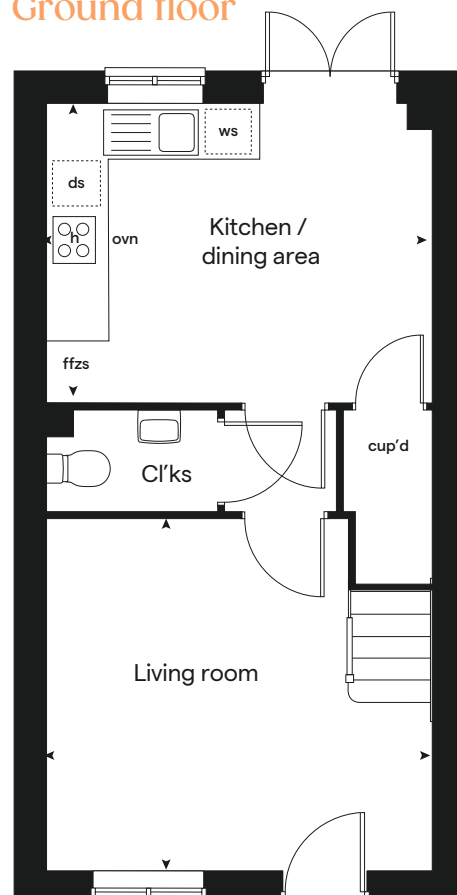
built by

Linden
HOMES

First floor



Ground floor





3 bedroom Sage Home

Homes 409-411, 413-415 & 417-420



built
by

Linden
HOMES

3 bedroom Sage Home

Homes 409-411,
413-415 & 417-420

Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.00	14' 11" x 6' 7"
Sitting room	4.08 x 2.59	13' 5" x 8' 6"

First floor	metres	feet / inches
Bedroom 2	4.08 x 2.59	13' 5" x 8' 6"
Bedroom 3	2.66 x 1.93	8' 9" x 6' 4"

Second floor	metres	feet / inches
Bedroom 1	3.21 x 2.99	10' 7" x 9' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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① Alternative layout applies to selected plots only. Please see sales consultant for further details.

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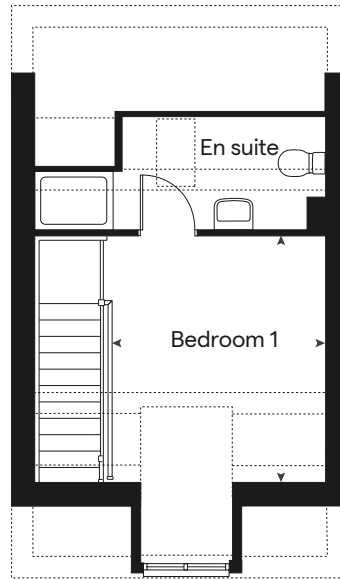
Wyatt L6003 DS09515 / 04.24



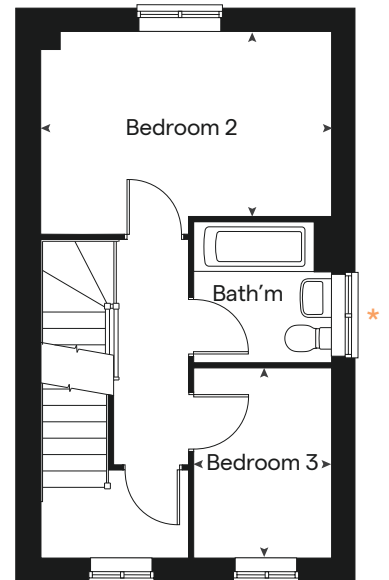
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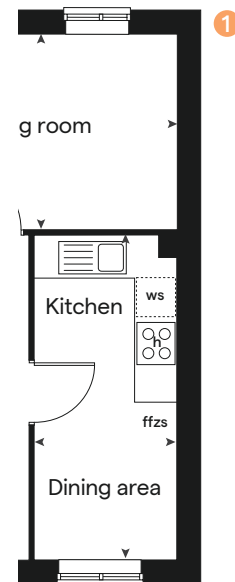
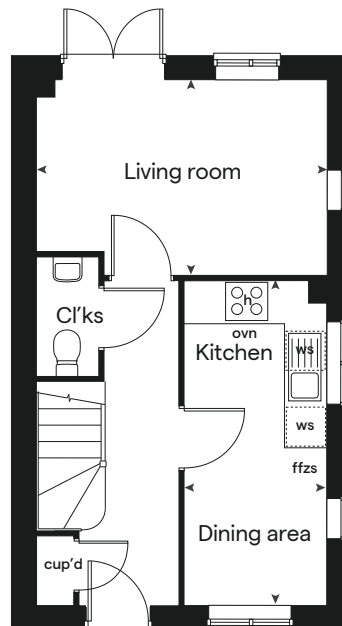
Second floor



First floor



Ground floor





3 bedroom Sage Home

Homes 328, 323, 357, 386-390,
392-395, 407 & 408



built
by

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3 bedroom Sage Home

Homes 328, 323,
357, 386-390, 392-
395, 407 & 408

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.20	16' 4" x 10' 6"

First floor

Bedroom 1	2.78 x 2.72	9' 2" x 8' 11"
Bedroom 2	2.90 x 2.78	9' 6" x 9' 2"
Bedroom 3	3.20 x 2.12	10' 6" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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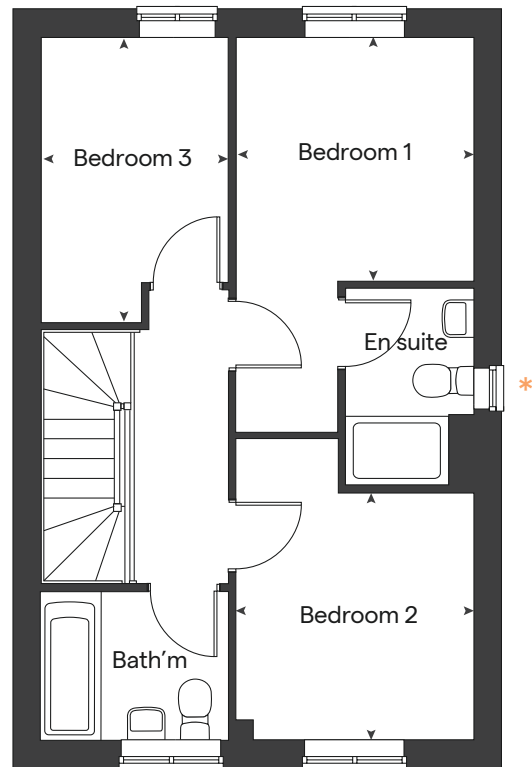
Eveleigh L6003 DS09515 / 04.24



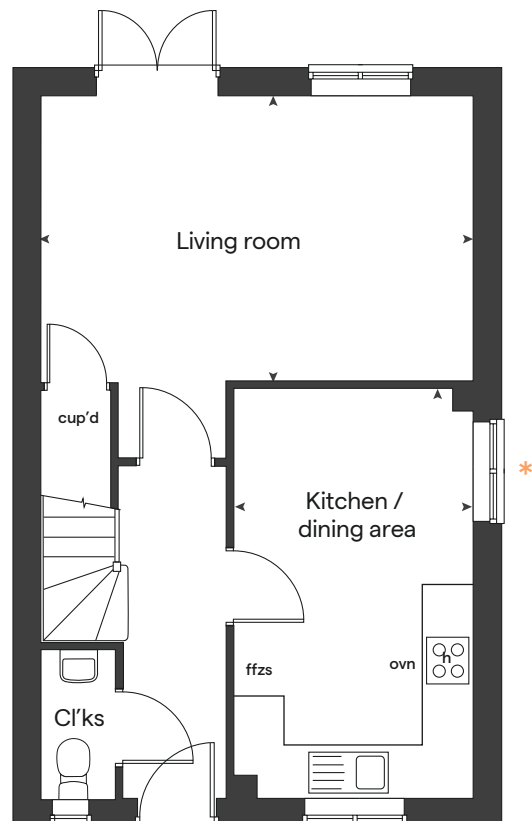
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First floor



Ground floor





Specification

We give you so much more

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Westwood Point

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Westwood Point

Margate

We give you so much more

Each home will be independently surveyed during construction by NHBC Guarantee who will issue their 10 year warranty certificate on completion of the home.



Kitchen

2 bedroom
The Hardwick
The Ashbee
3 bedroom
The Eveleigh
The Wyatt
The Elmslie
The Mountford
4 bedroom
The Aslin

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap								■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility								■
Hob (60cm) with built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■	■	■
Hob (60 cm) with built-in double under oven, with stainless steel splashback and integrated silver hood								■
Track light fitting	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility								■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■	■	■	■

Bathrooms and en suite(s)

Contemporary white sanitary ware suite	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■		■	■	■	■	■	■
Low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■

Doors and Windows

2 bedroom
The Hardwick
The Ashbee
3 bedroom
The Eveleigh
The Wyatt
The Elmslie
The Mountford
4 bedroom
The Aslin

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■		■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with satin finish handles	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■		■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■
Master telephone socket to living room, family room and service cupboard								■
Master telephone socket to living room and service cupboard	■	■	■	■	■	■	■	■
Boiler with heating control and room thermostat(s)	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
Wiring for external light to front and rear doors (where applicable)	■	■	■	■	■	■	■	■
Mains operated door bell (push), satin chrome finish	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Battery powered carbon monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■
Outside tap	■		■	■	■	■	■	■
Enclosed rear garden and garden gate (where applicable)	■		■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.



Westwood Point

Margate

Specification



built
by

Linden
HOMES

Westwood Point

Margate

Use this guide to see what features are included in your new home.



2 bedroom
Home 324

3 bedroom
Homes 328, 323, 357, 386-390,
392-395, 407 & 408

Home 391

Homes 421-424

Homes 409-411, 413-415 & 417-420

Kitchen

Symphony kitchen with laminate worktop	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■
White pendant light holder	■	■	■	■
Free standing fridge / freezer	■	■	■	■
Free standing dishwasher with plumbing and electrics	■	■	■	■
Free standing washing machine with plumbing and electrics in kitchen	■	■	■	■
Free standing washing machine with plumbing and electrics in utility		■		

Bathrooms and en suite(s)

Contemporary white sanitary ware	■	■	■	■
Close coupled WC to cloakroom	■	■	■	■
Low profile shower tray with glass enclosure in en suite		■	■	■
Handheld hair wash attachment in bathroom		■	■	■
Shower over the bath	■			
Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■
White batten light holder	■	■	■	■
Water waste heat recovery system	■	■	■	■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

2 bedroom
Home 324

3 bedroom
Homes 328, 323, 357, 386-390,
392-395, 407 & 408

Home 391

Homes 421-424

Homes 409-411, 413-415 & 417-420

Double glazed PVCu French doors	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■

General

Flooring included throughout	■	■	■	■
PV solar panels	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■
Enclosed rear garden, and garden gate (where applicable)	■	■	■	■
NHBC Buildmark choice cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■

The specification shown is correct at the time of production. Sage Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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