



Live your dream
Stunning coastal scenery on your doorstep



The Sands
coastal living



LIFE IS BETTER BY THE

Beach

Rogans are proud to bring The Sands, this unique and exciting development, to the market with GC Homes, a trading style of the Goldcrest Group of Companies, bringing luxury homes to the market for over 20 years.

Built for their sister company, G C Capital, G C Construction (UK) Ltd was established in 2005 and has completed over 25 developments across the UK. In recent years, they have developed barn conversions, student accommodation, housing and luxury apartments.



St Mary's Bay makes the perfect base from which to discover all of what the Kent Coast have to offer.

Fans of bracing sea air and jaw-dropping views will love the local area. Romney Marsh, home to a variety of wildlife, lies south-west of the beach.





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about the development....

The Sands, sitting on the edge of St Mary's Bay village and adjacent to the beach, combines a mix of houses and apartments. We feel there will be a property to suit everyone in this new and commanding coastal community.

The properties all have a local coastal style, finished in render or weatherboarding to reflect the surrounding area. The development consists of 1 and 2-bed apartments and a selection of luxury spacious family homes, all laid just meters from the sandy beach.

The initial phase will incorporate 40 properties, comprising 30 spacious houses & 10 apartments.

The Sands is a mere stone's throw from the golden sandy beach, further characterised by the wooden groynes creeping into the sea. The relaxing sounds and the tranquillity of the waves, whilst only a 30-minute drive to Ashford International Terminal, transporting you into Central London in just over 30 mins by train. Canterbury, a UNESCO World Heritage Site is under an hour away and the Cinque Port Towns of Hythe and Rye are within an easy drive. A greater selection of shops are available in the neighbouring towns of New Romney and Hythe, the latter also having a Waitrose store.

Additionally, both Boy's and Girl's grammar schools are to be found in Folkestone as is the vibrant Harbour arm with its pop-up bars and restaurants, outside you will find a large cinema screen showing regular free screenings of films. The award-winning Rocksalt restaurant and bar is also located on the harbourside. The Channel tunnel terminal is also in Folkestone. The town also has a sports centre and a dry ski slope.



Site Plan



Phase 1A 65 - 80 (in Red)

Plot No	Property	Beds	Size (ft 2)
65	End Townhouse	3 + Study	1,533
66	Mid Townhouse	3 + Study	1,533
67	End Townhouse	4	1,598
68	End Townhouse	4	1,598
69	End Townhouse	3 + Study	1,533
70	End Townhouse	3 + Study	1,533
71	Rear Apartment	1	323
72	Front Apartment	1	396
73	Front Apartment	1	396
74	Rear Apartment	1	323
75	Rear Apartment	1	323
76	Front Apartment	1	396
77	Front Apartment	1	396
78	Rear Apartment	1	323
79	Penthouse	2	752
80	Penthouse	2	752

Phase 1B 57 - 60 (in Purple)

Plot No	Property	Beds	Size (ft 2)
57	Detached House	4	2,054
58	Semi-Detached Hse	3	1,469
59	Semi-Detached Hse	3	1,469
60	Detached House	4	2,054

Phase 1C Pink & Green

44 - 56
61 - 63
81 - 86
To follow



Specification...

Phase 1A

Kitchens:

Fully Fitted and integrated Handleless Dove Grey Kitchen
Integrated appliances: Bosch Double Oven, Bosch Electric Hob, Bosch Microwave,
Dishwasher*, Fridge/freezer*
White Quartz Work Top*
LED downlights & under cabinet lighting

Bathrooms & Ensuites:

Quality sanitary ware and taps
Bristan showers
Chrome heated towel rails
Wiring for Shaver sockets
LED downlights
Porcelanosa Floor & Wall Tiles

Heating:

Gas fired central heating
Worcester Bosch combi boiler
Radiators throughout

Communications:

Fibre optic connection to the property
Terrestrial TV & satellite sockets in main rooms

Internal Finish:

Oak veneer ladder style internal fire doors
Chrome ironmongery
Chrome light switches
USB-A/USB-C power points integrated within leading wall sockets
Patio doors
Mains supplied smoke & carbon monoxide detectors

Integral Single Garage (Houses Only):

Space and plumbing/power for Washing Machine and Tumble Dryer with worktop over
Pre-wired for installation of an electric car charging point

Exterior (Houses Only)*:

Block paved driveways
External lighting
Outside tap
Intimate rear space
Less than 100m onto St Mary's Bay Beach

*No Dishwasher/Fridge-freezer in apartments 71-78

*Laminate worktops in apartments 71-78

*Apartments all come with a private parking space



The Sands are being marketed through:

Rogans Estate Agents

www.rogans.co.uk

01303 267421

