



Luxury Coastal Living *at*

# OCEAN'S EDGE

# Life is better by the Beach



**We are proud to bring Ocean's Edge, this unique and exciting development, to the market with G C 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.

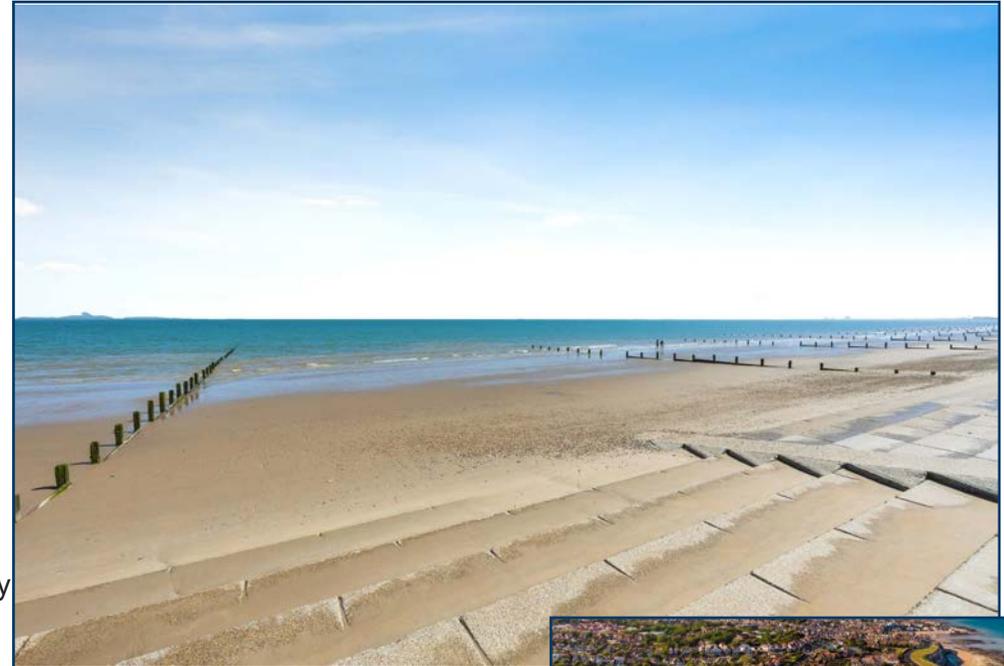
Ocean's Edge sits on the edge of St Mary's Bay village and adjacent to the beach, combines a mix of houses and apartments. The properties all have a local coastal style, finished in render or weatherboarding to reflect the surrounding area.

Dymchurch is a small village located on the south east coast of Kent at the very edge of the Romney Marshes.

The village itself has an assortment of accommodation types ranging from Hotel Bed and Breakfast to Caravans and holiday parks.

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

Fans of the 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.



# About the development



**Ocean's Edge, sits on the edge of St Mary's Bay village and adjacent to the beach, combines a mix of houses & 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 metres from the sandy beach.

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

Ocean's Edge 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 & 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.



# Reside in style beside the sea



## Ready Now (in Red)

House No	PropertyType	Beds	Size (ft 2)
4 Sea Park Road,	End Townhouse	3 + Study	1,533
6 Sea Park Road,	Mid Townhouse	3 + Study	1,533
8 Sea Park Road,	End Townhouse	4	1,598
10 Sea Park Road,	End Townhouse	4	1,598
12 Sea Park Road,	Mid Townhouse	3 + Study	1,533
14 Sea Park Road,	End Townhouse	3 + Study	1,533

## Apt No

1 No 2 Breeze Crescent,	Rear Apartment	1	323
2 No 2 Breeze Crescent,	Front Apartment	1	396
3 No 2 Breeze Crescent,	Front Apartment	1	396
4 No 2 Breeze Crescent,	Rear Apartment	1	323
5 No 2 Breeze Crescent,	Rear Apartment	1	323
6 No 2 Breeze Crescent,	Front Apartment	1	396
7 No 2 Breeze Crescent,	Front Apartment	1	396
8 No 2 Breeze Crescent,	Rear Apartment	1	323
9 No 2 Breeze Crescent,	Penthouse	2	752
10 No 2 Breeze Crescent,	Penthouse	2	752

## Ready Late Summer 2025

House No	Beds	Size (ft 2)
55 Breeze Crescent, Semi-Detached House	4	2,037
56 Breeze Crescent, Semi-Detached House	4	2,037

## Phase 2

Plots 1 - 28 Breeze Crescent

# Specification



## Kitchens:

Fully Fitted and integrated Handleless Kitchen Cabinets  
Integrated appliances: Bosch Double Oven, Bosch Electric Hob, Bosch Microwave, Dishwasher\*, Fridge/freezer\*  
White Quartz Work Top\*  
Stainless steel 1.5 bowl sink  
Chrome dual action mono tap  
Stainless steel cooker hood  
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 properties  
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 in apartments 71-78

\*Laminate worktops in apartments 71-78

\*Apartments all come with a private parking space



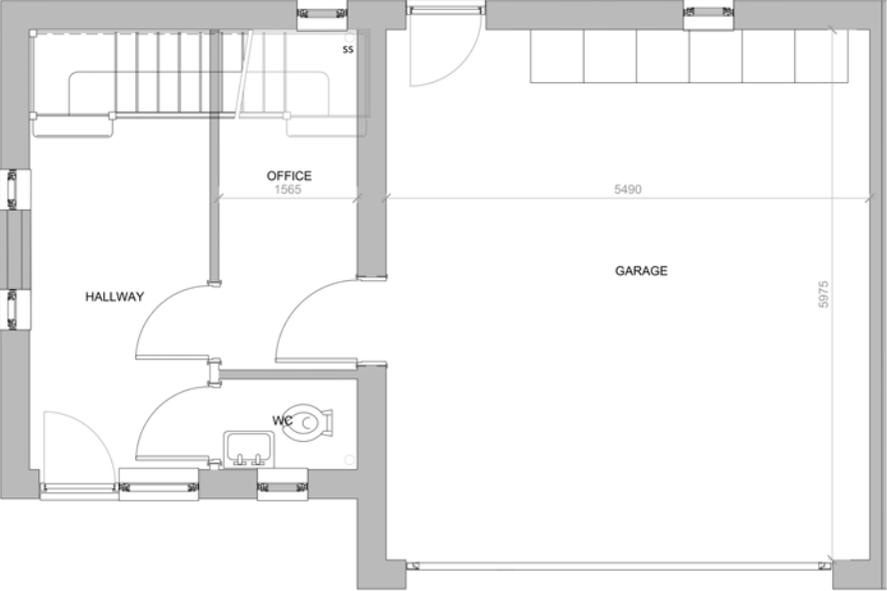
# No 6 & 8 Breeze Crescent

4 bedroom house

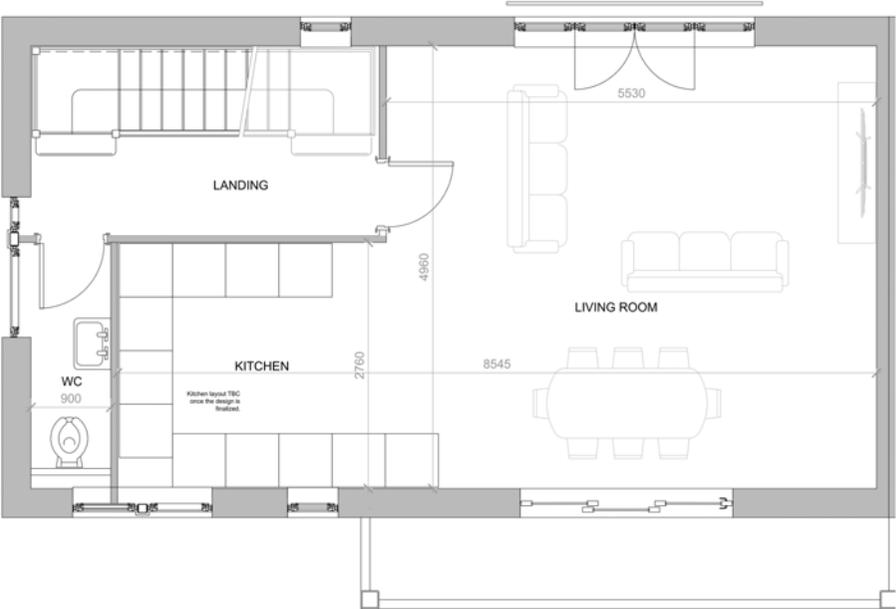


OCEAN'S EDGE  
Coastal Living

8 Breeze Crescent - Ground Floor



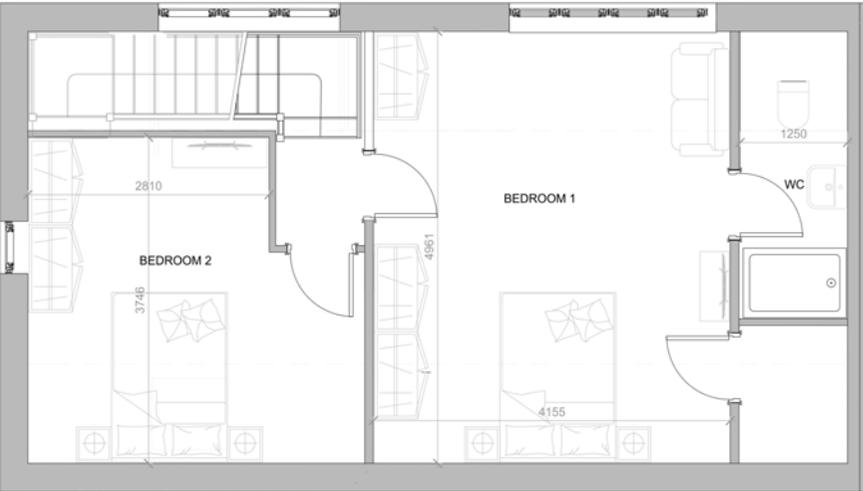
8 Breeze Crescent - 1st Floor



8 Breeze Crescent - 2nd Floor

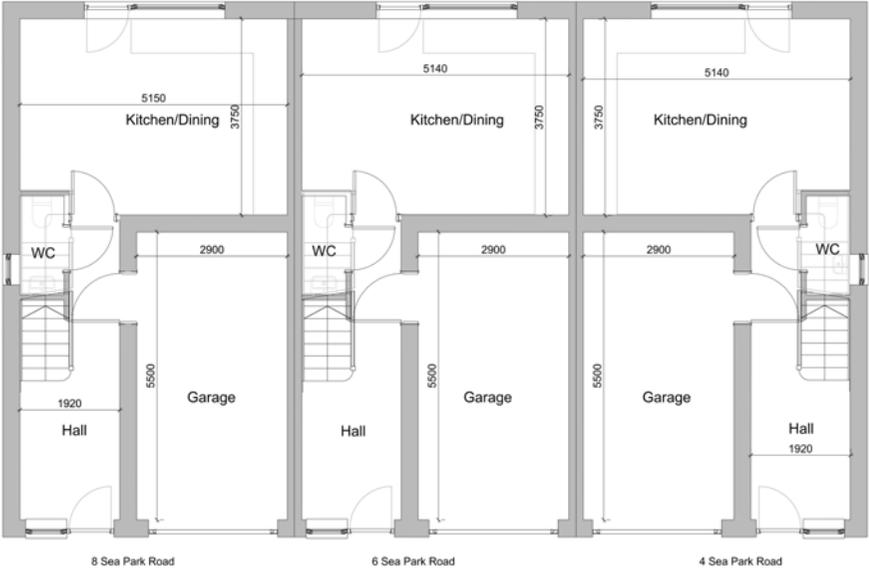


8 Breeze Crescent - 3rd Floor



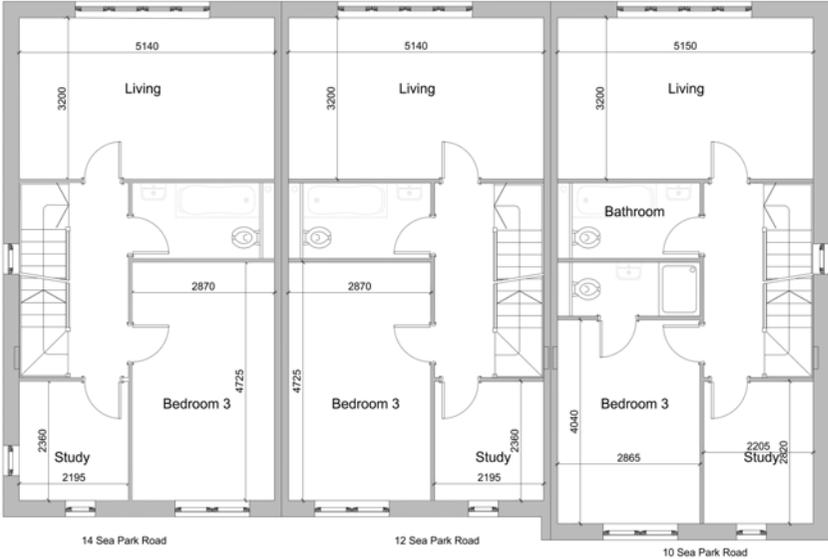
# No 4 - 8 Sea Park Road

3 bedroom house



# No 10 - 14 Sea Park Road

3 bedroom house

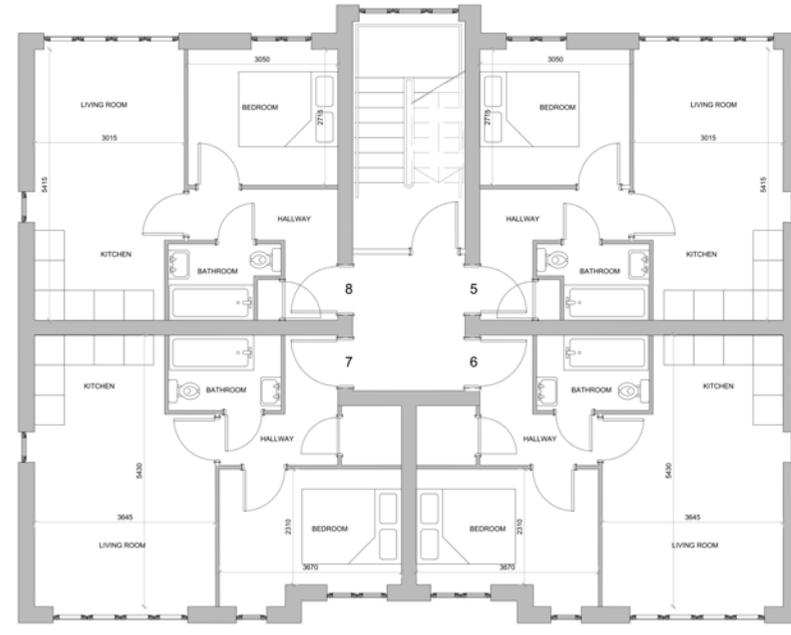
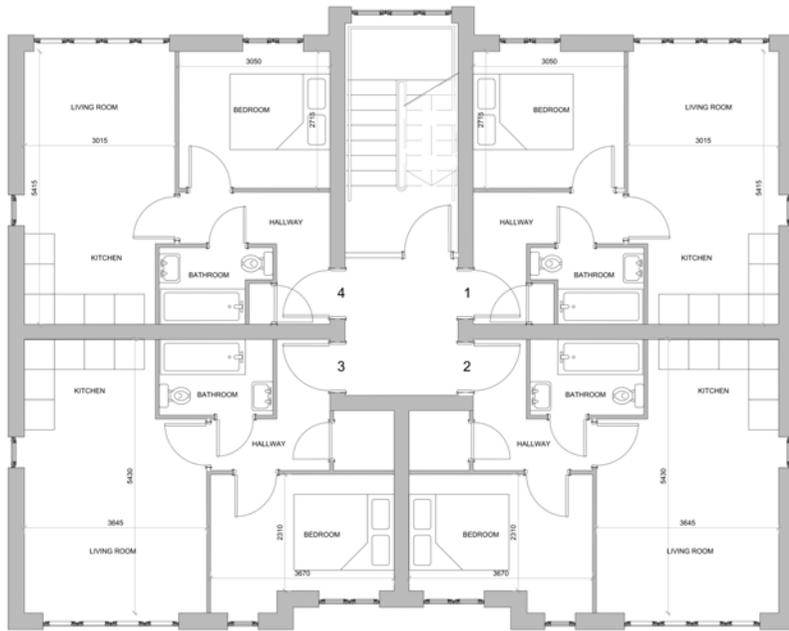


# Apartments 1 to 8

1 bed apartments

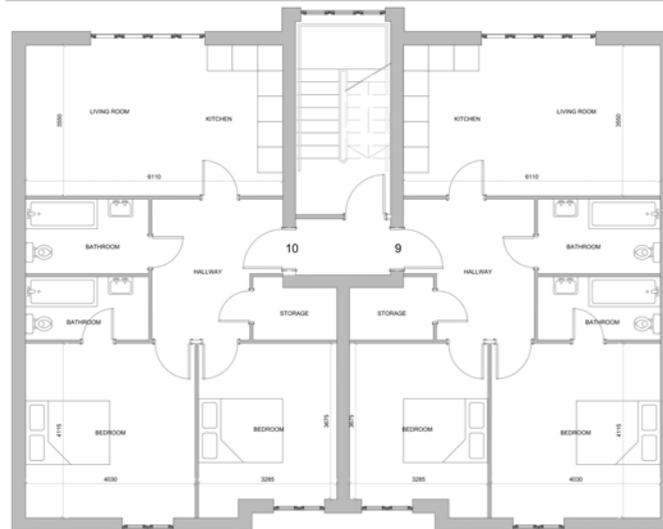


OCEAN'S EDGE  
Coastal Living



# Apartments 9 to 10

2 bed apartments





**To make an appointment to view the properties, please contact....**



**01233 502020 / 01233 622206**  
**Parkfarm@connells.co.uk / Ashford@connells.co.uk**