

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

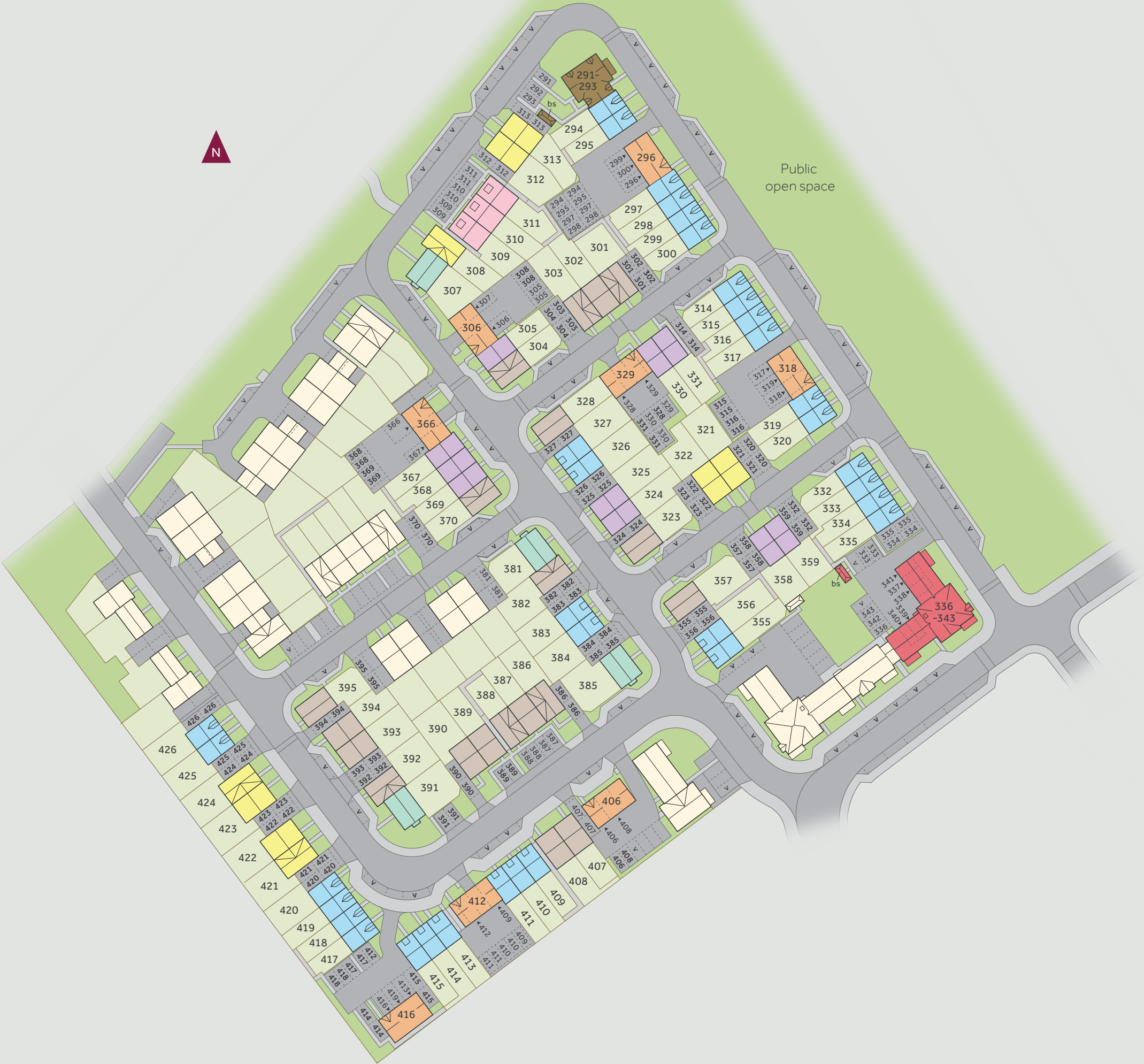
A collection of 2, 3 and 4 bedroom homes in a picturesque seaside location.

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

2 bedroom home

- The Ashbee
- The Hardwick

2 bedroom apartments

Whimbrel Place

1 and 2 bedroom apartments

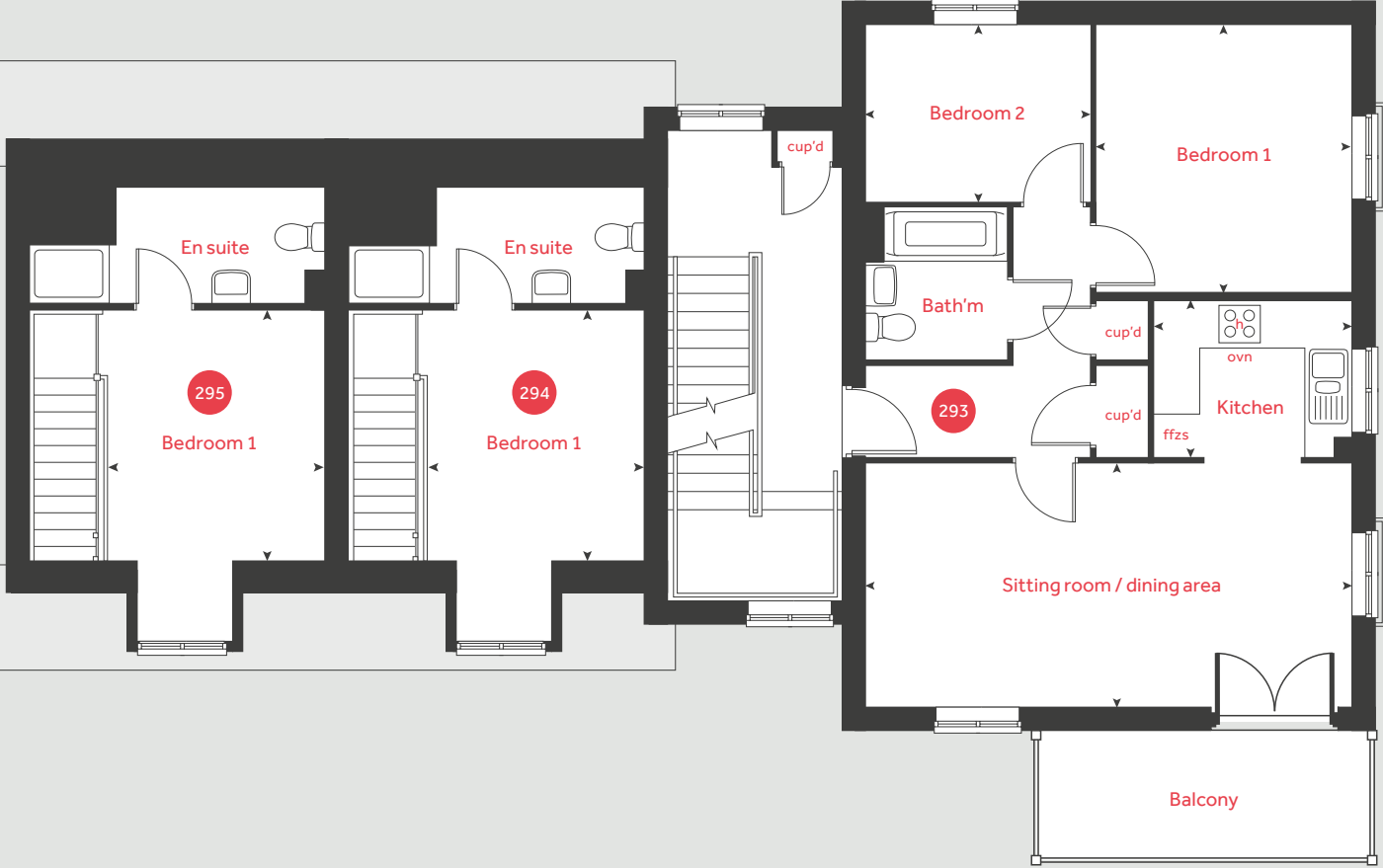
Turnstone House

Affordable housing

v visitor space bs bin store

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.

Second floor



Second Floor Home 295

Bedroom 1
3.50m x 2.93m 11' 6" x 9' 7"

Second Floor Home 294

Bedroom 1
3.50m x 2.93m 11' 6" x 9' 7"

Second Floor Apartment 293

Sitting room / dining area
7.37m x 3.42m 24' 2" x 11' 3"
Kitchen
2.70m x 2.20m 8' 0" x 7' 3"
Bedroom 1
3.75m x 3.58m 12' 4" x 11' 9"
Bedroom 2
3.10m x 2.50m 10' 2" x 8' 2"

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



Turnstone House 2 bedroom homes

Homes 291, 292, 293, 294 and 295

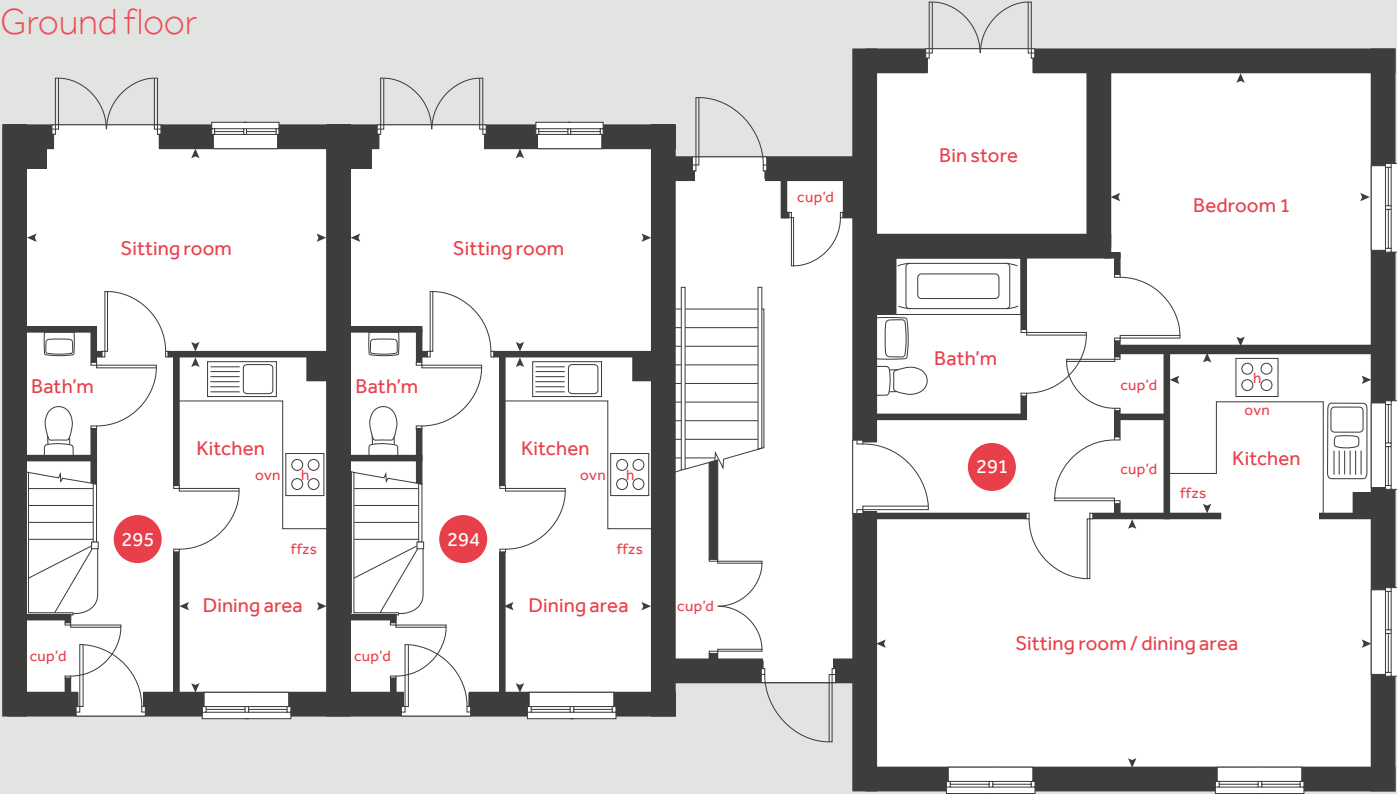
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Ground floor



First floor



Ground Floor Home 295

Sitting room	
4.59m x 2.79m	15' 0" x 9' 2"
Kitchen / dining area	
4.60m x 2.05m	15' 1" x 6' 8"

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

Ground Floor Home 294

Sitting room	
4.59m x 2.79m	15' 0" x 9' 2"
Kitchen / dining area	
4.60m x 2.05m	15' 1" x 6' 8"

Ground Floor Apartment 291

Sitting room / dining area	
7.37m x 3.42m	24' 2" x 11' 3"
Kitchen	
2.70m x 2.20m	8' 0" x 7' 3"
Bedroom 1	
3.75m x 3.59m	12' 4" x 11' 9"

First Floor Home 295

Bedroom 2	
4.59m x 2.88m	15' 0" x 9' 5"
Bedroom 3	
2.70m x 1.97m	8' 10" x 6' 6"

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

First Floor Home 294

Bedroom 2	
4.59m x 2.88m	15' 0" x 9' 5"
Bedroom 3	
2.70m x 1.97m	8' 10" x 6' 6"

First Floor Apartment 292

Sitting room / dining area	
7.37m x 3.42m	24' 2" x 11' 3"
Kitchen	
2.70m x 2.20m	8' 0" x 7' 3"
Bedroom 1	
3.75m x 3.58m	12' 4" x 11' 9"
Bedroom 2	
3.10m x 3.14m	10' 2" x 8' 2"

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your sales consultant. DS01926 October 2022.



Second Floor Apartment 340

Living/Dining Area

4.54m x 3.87m 14'11" x 12'9"

Kitchen

3.30m x 1.95m 10'10" x 6'5"

Bedroom 1

3.26m x 3.25m 10'8" x 10'8"

Bedroom 2

3.26m x 2.68m 10'8" x 8'10"

Second Floor Apartment 341

Living/Dining Area

4.47m x 3.87m 14'8" x 12'9"

Kitchen

3.69m x 2.30m 12'1" x 7'7"

Bedroom 1

4.61m x 3.09m 15'2" x 10'2"

Bedroom 2

3.69m x 2.67m 12'1" x 8'9"

Second Floor Apartment 342

Living/Dining Area

4.59m x 3.67m 15'1" x 12'1"

Kitchen

3.47m x 1.90m 11'5" x 6'3"

Bedroom 1

3.38m x 3.21m 11'1" x 10'6"

Bedroom 2

3.38m x 2.69m 11'1" x 8'10"

Third Floor Apartment 343

Living/Dining Area

4.47m x 3.87m 14'8" x 12'9"

Kitchen

3.69m x 2.30m 12'1" x 7'7"

Bedroom 1

4.61m x 3.24m 15'2" x 10'8"

Bedroom 2

3.69m x 2.67m 12'1" x 8'9"

LH Loft hatch F/F Space for fridge freezer
Cpd Cupboard ◀ ▶ Measuring points



Whimbrel Place 2 bedroom apartments

Homes 336, 337, 338, 339, 340, 341, 342 and 343

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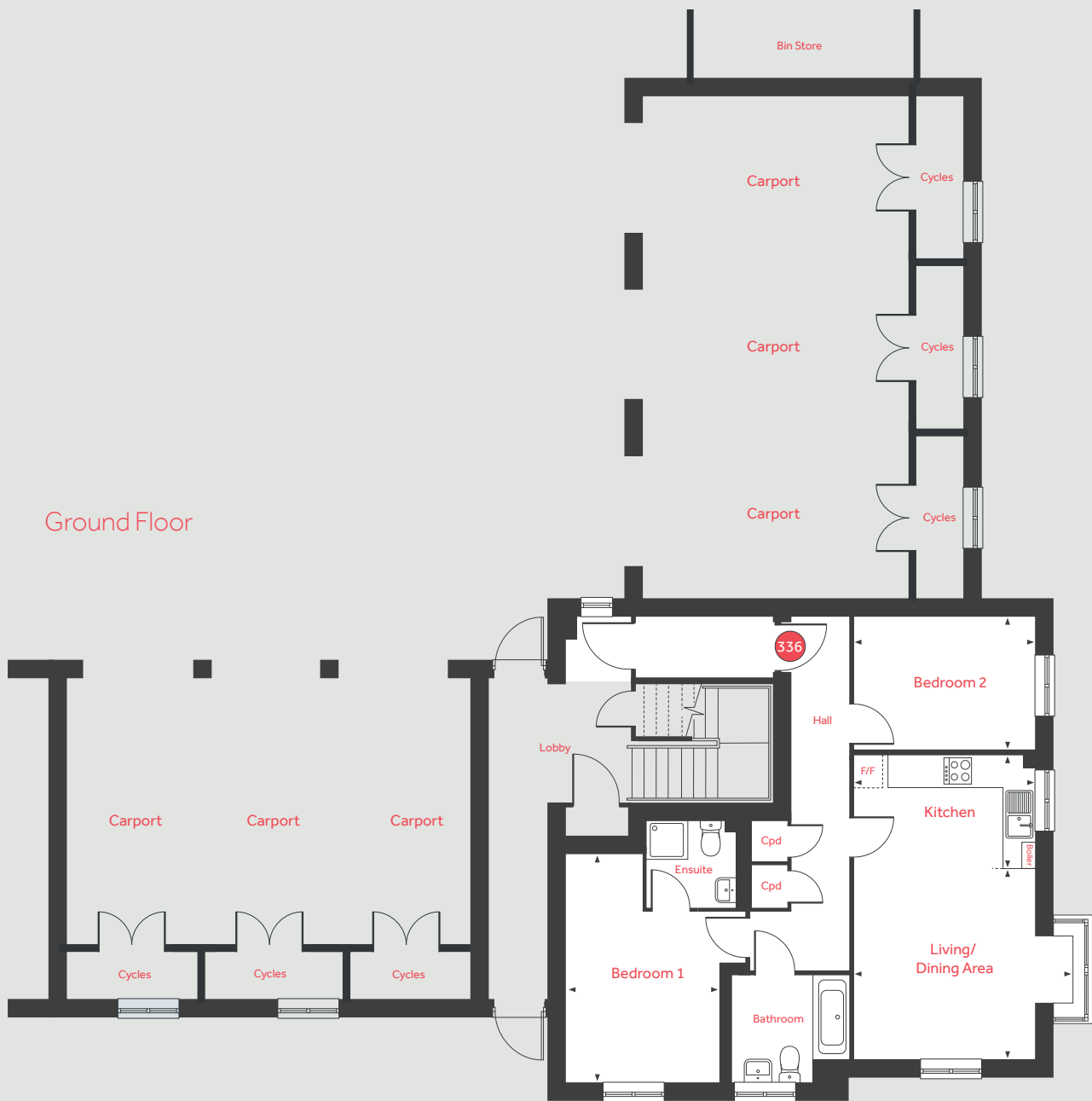
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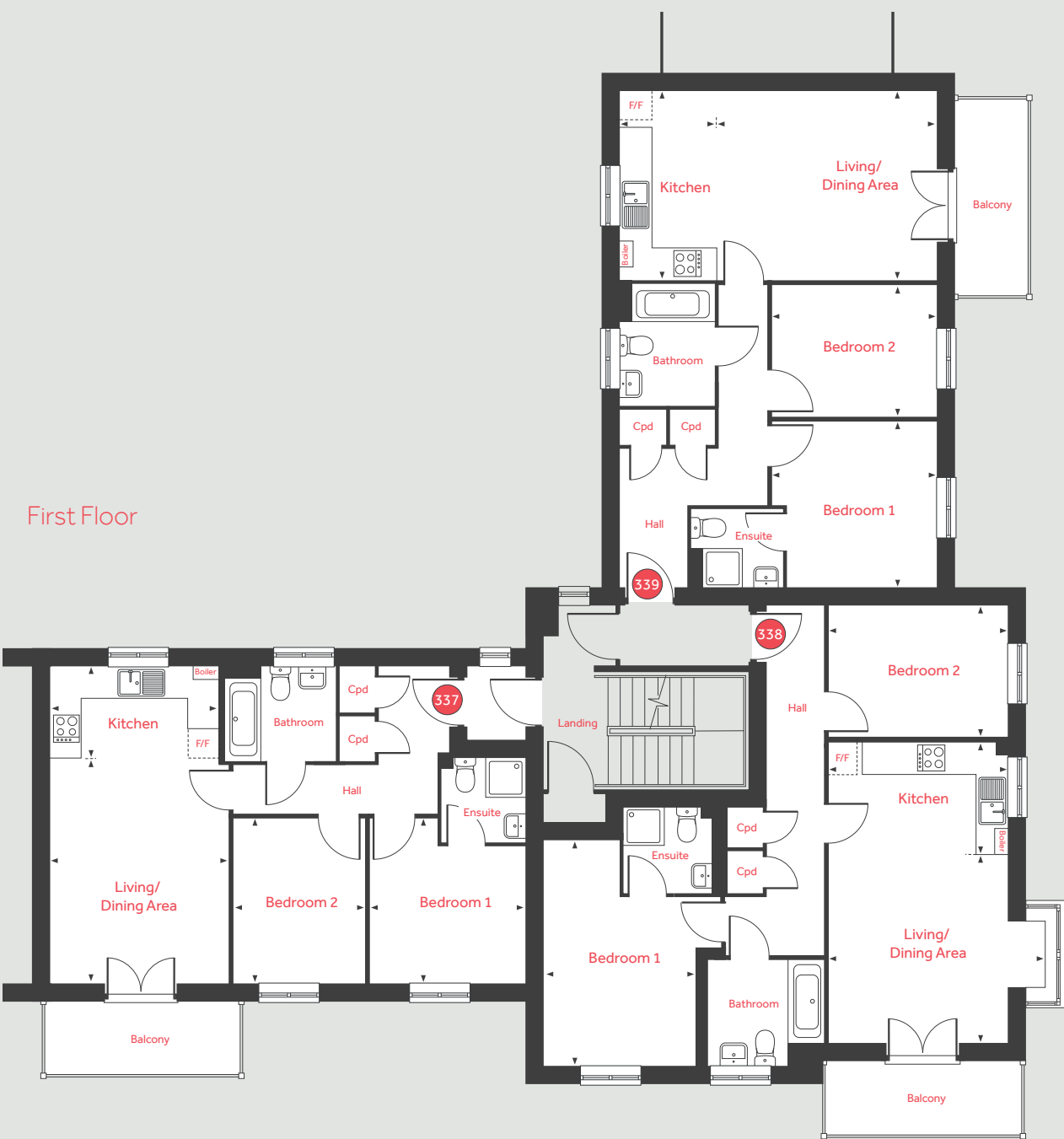
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Ground Floor Apartment 336

Living/Dining Area	4.47m x 3.87m	14'8" x 12'9"
Kitchen	3.69m x 2.30m	12'1" x 7'7"
Bedroom 1	4.61m x 3.09m	15'2" x 10'2"
Bedroom 2	3.69m x 2.67m	12'1" x 8'9"



First Floor Apartment 337

Living/Dining Area	4.54m x 3.88m	14'11" x 12'9"
Kitchen	3.30m x 1.95m	10'10" x 6'5"
Bedroom 1	3.26m x 3.25m	10'8" x 10'8"
Bedroom 2	3.26m x 2.68m	10'8" x 8'10"

First Floor Apartment 338

Living/Dining Area	4.47m x 3.87m	14'8" x 12'9"
Kitchen	3.69m x 2.30m	12'1" x 7'7"
Bedroom 1	4.61m x 3.09m	15'2" x 10'2"
Bedroom 2	3.69m x 2.67m	12'1" x 8'9"

First Floor Apartment 339

Living/Dining Area	4.59m x 3.67m	15'1" x 12'1"
Kitchen	3.47m x 1.90m	11'5" x 6'3"
Bedroom 1	3.38m x 3.21m	11'1" x 10'6"
Bedroom 2	3.38m x 2.69m	11'1" x 8'10"

Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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Specification

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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.

When you have finished with this leaflet please recycle it.

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Produced by the Vistry Group Design Studio. EL6003 GD62059 / 09.21

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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.



		2 bedroom		3 bedroom		4 bedroom	
		The Hardwick	The Ashbee	The Eveleigh	The Wyatt	The Elmslie	The Mountford
Kitchen							
Symphony Koncept 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							

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

		2 bedroom		3 bedroom		4 bedroom	
		The Hardwick	The Ashbee	The Eveleigh	The Wyatt	The Elmslie	The Mountford
Doors and Windows							
Front door with multi-point security locking system and security chain							
Front door number - chrome plated door numeral							
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							