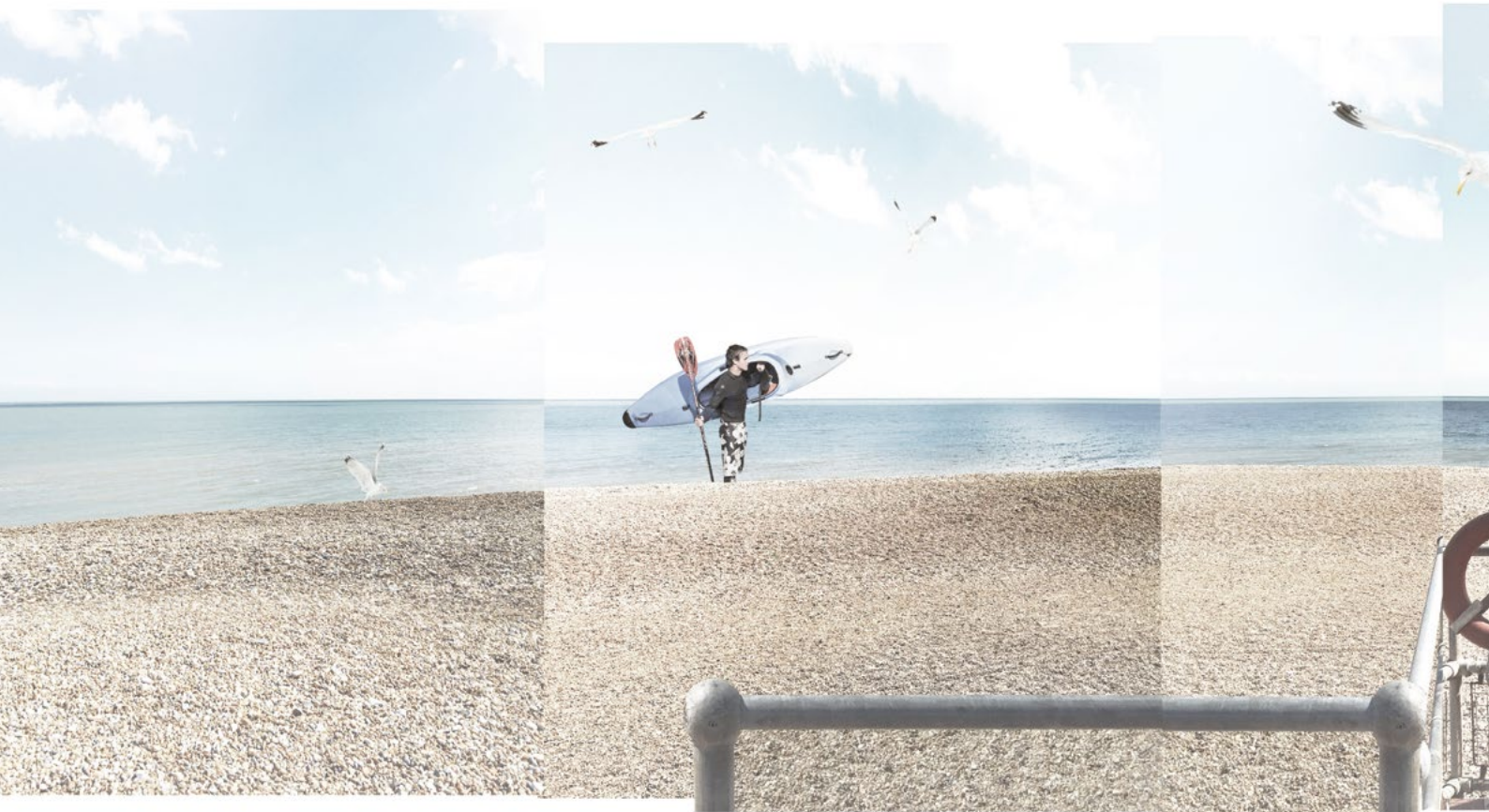




3AY

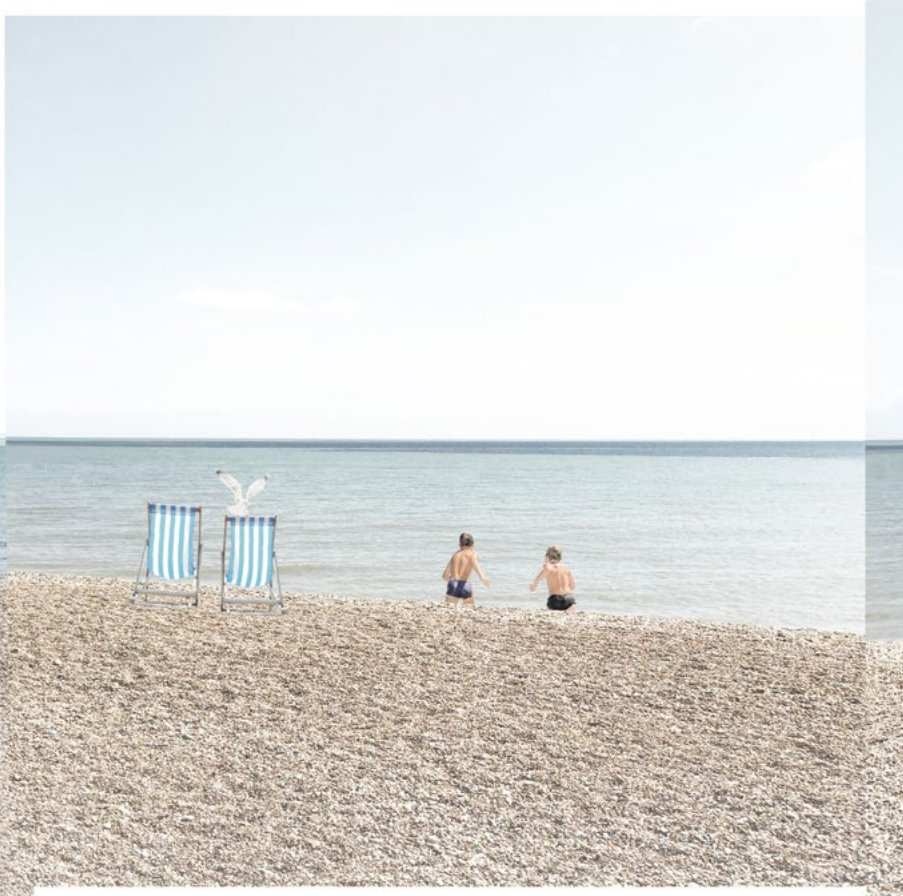
SIX  
BEAUTIFUL  
CONTEMPORARY  
SEAFRONT  
APARTMENTS

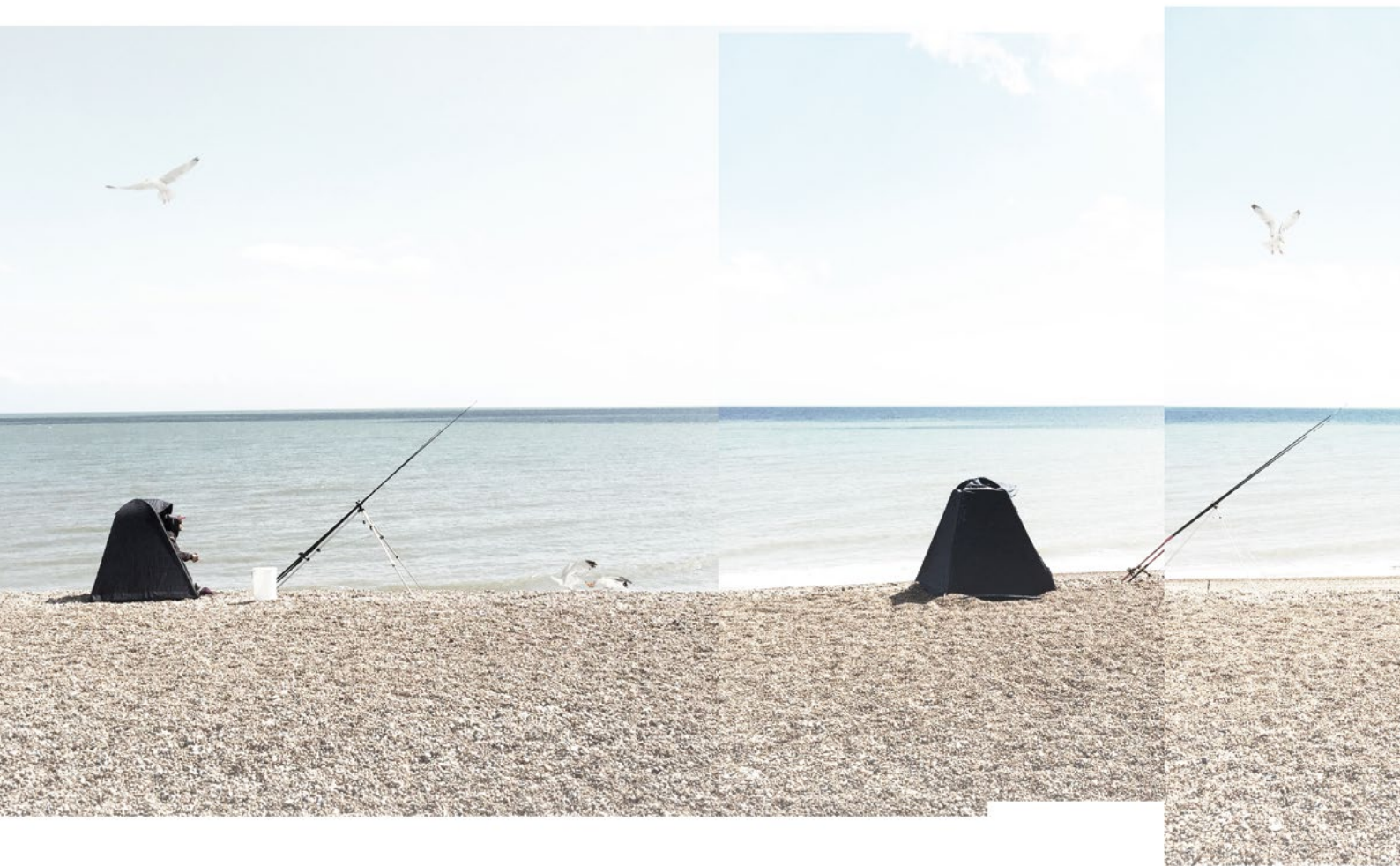
























3AY





Bay is another inspired design by Guy Hollaway award winning architects. This stunning development reflects the changes in architecture in the local area.

Situated on the beach at West Parade, next to the renowned fishmongers and eaterie *Griggs of Hythe*. This development of 6 unique and contemporary apartments including 2 stunning split level penthouses, all have uninterrupted views of the shore line.

Direct beach access and terraces on the ground floor and generous balconies at first floor level ensure all occupants can make the most of this unique location.

**Hythe** is a small seaside community but with excellent

facilities and transport links to London and the rest of Europe.

You can be in London in 50 minutes via the HS1 link from Folkestone West (10 minutes away) and 30 minutes into Calais via the Eurotunnel terminal (15 minutes away). Canterbury is 30 minutes drive as is the Designer Outlet shopping mall in Ashford.

Hythe offers an amazing array of recreational activities. Kite boarding, windsurfing and sea angling are on your doorstep with two indoor heated pools, a golf course and gym just 5 minutes walk away.

Golf, canoeing , sailing, squash, cricket, tennis, bowls, running, rambling, yoga and cycling clubs are all in the immediate vicinity

so you don't need to travel far to enjoy your down time.

The historic Hythe Military Canal runs from Seabrook to Cliff End in East Sussex and offers over 28 miles of walking and cycling along the tow paths.

**Local life** in Hythe offers a number of excellent cafes, restaurants and shops in a traditional High Street. Waitrose and Sainsburys offer your supermarket choices but fresh local fishmongers, butchers and grocers can all be found along the High Street. In the evening, you will find much of the local community simply walking along the Hythe promenade, enjoying the last rays of sun and watching the sunset over the sea.













# SPEC

## **Building Guarantee**

Each apartment comes with its own 10 year building guarantee, with additional components cover. Peace of mind is an absolute must.

## **Kitchens**

German Shuller kitchens are installed in each apartment by Smallbone Interiors (Broadstairs). Siemens combination oven, single oven, induction hob, integrated dishwasher, and integrated fridge freezer. Silestone work surface. Blanco sink & tap. A separate utility cupboard provides space for a washer dryer.

## **Bathrooms**

Bright contemporary bathrooms with localised tiling, heated towel radiators and fitted mirrors included. En-suite to each master bedroom plus family bathroom with bath and shower.

## **Finishes**

All paintwork will be matt finish except woodwork which will be soft sheen. Doors are white with brushed stainless steel door furniture. All light switches / fittings / plug sockets are brushed stainless steel.

**Flooring**

Oak engineered flooring throughout all living space except bathrooms and bedrooms. All bedrooms have fitted carpets. Bathrooms will be tiled.

**Parking & Cycle Store**

Each apartment has one parking space allocated in the secure garage parking underneath the apartments. Secure cycle storage is provided.

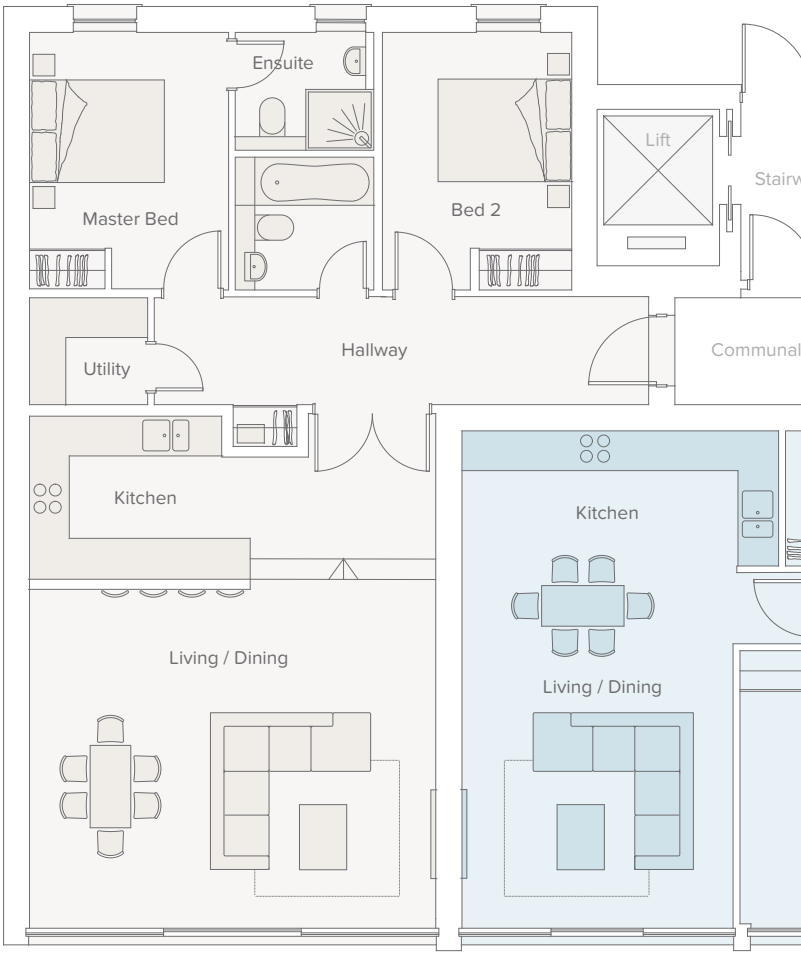
**Windows**

Powder coated grey aluminium windows with safety locks.

**Heating**

Gas fired underfloor heating throughout with combination boiler.





01

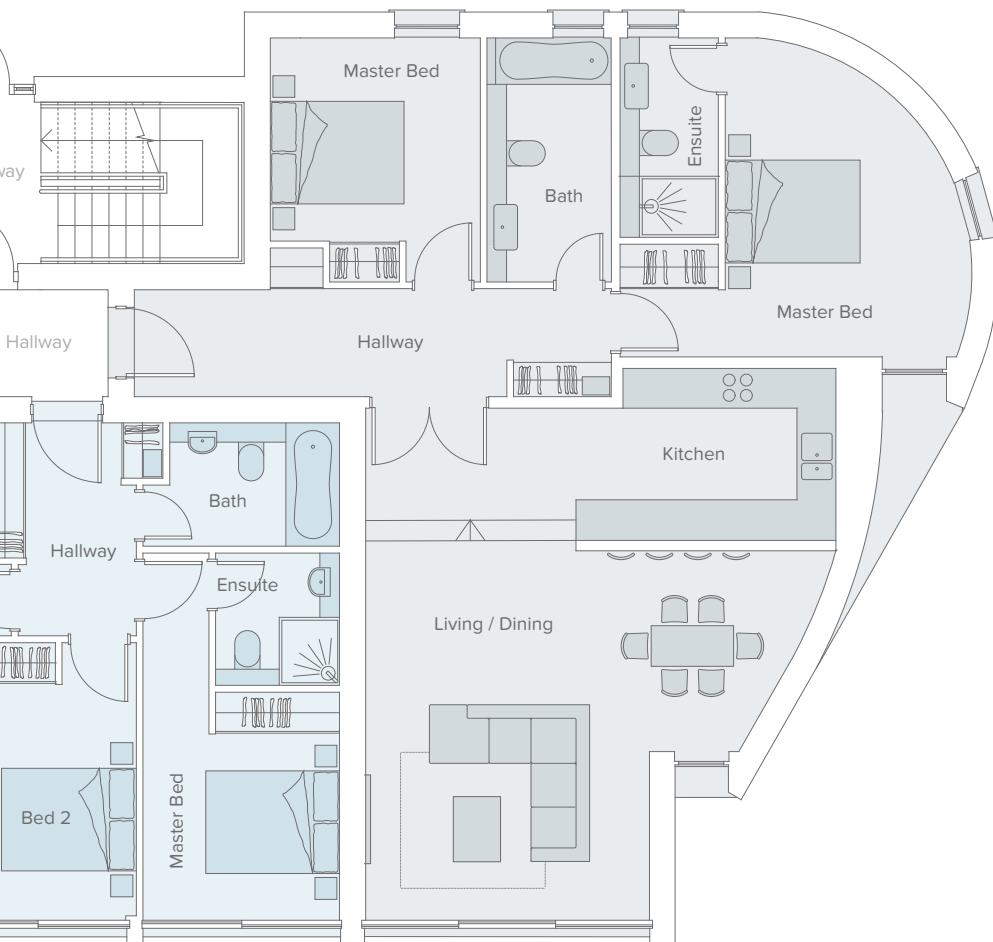
Ground Floor

Living / Kitchen	6.0m x 7.5m
Utility	1.7m x 1.7m
Master Bedroom	3.0m x 3.7m
Bedroom 2	2.8m x 3.7m

02

Ground Floor

Living / Kitchen	
Master Bedroom	
Bedroom 2	



## 03

### Ground Floor

4.00m x 7.30m

2.80m x 3.00m

2.80m x 3.50m

Living / Kitchen

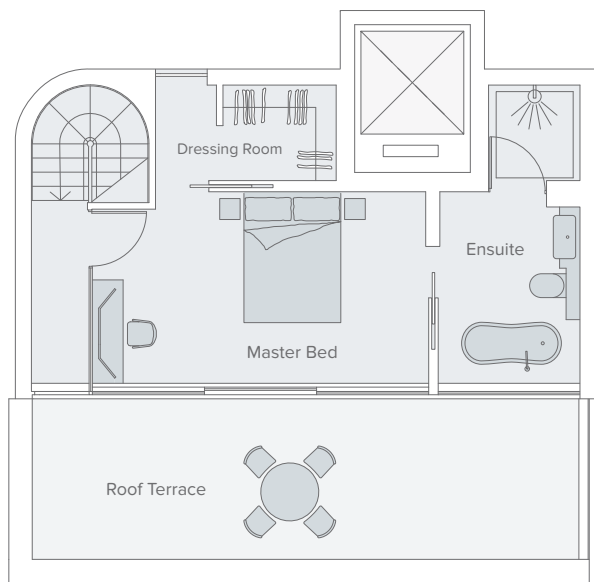
7.50m x (4.20m–7.00m)

Master Bedroom

3.60m x 4.50m

Bedroom 2

3.10m x 3.00m



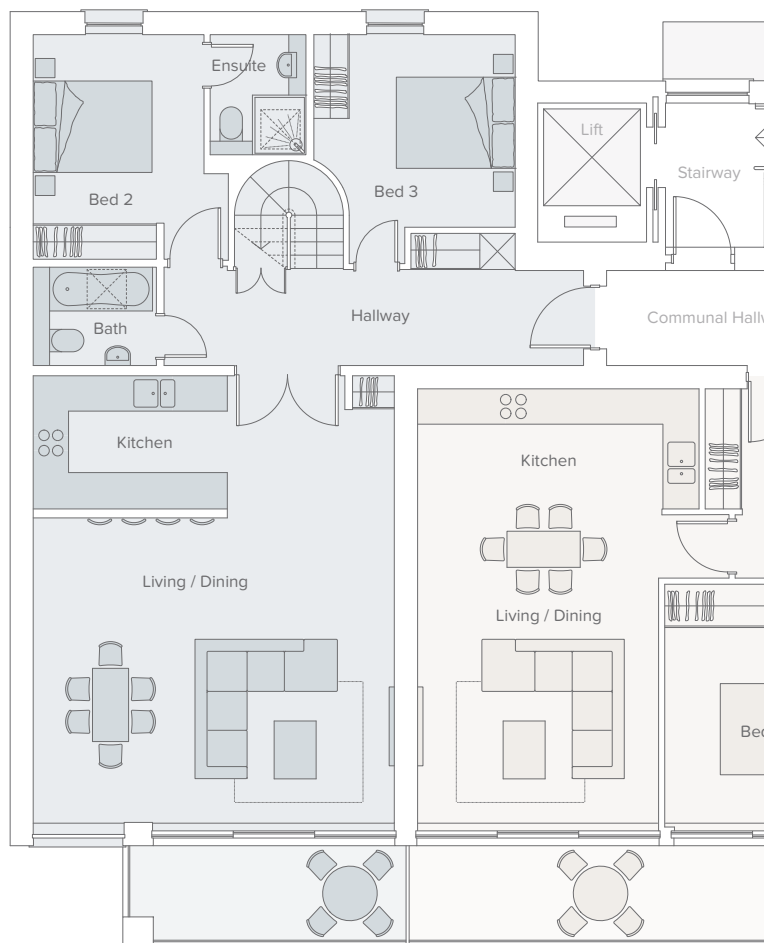
04

First Floor *Shown Right*

Living / Kitchen	6.00m x 7.50m
Bedroom 2	3.80m x 3.20m
Bedroom 3	3.20m x 3.80m

Second Floor *Shown Above*

Master Bedroom	5.20m x 3.00m
Dressing Room	2.50m x 1.80m

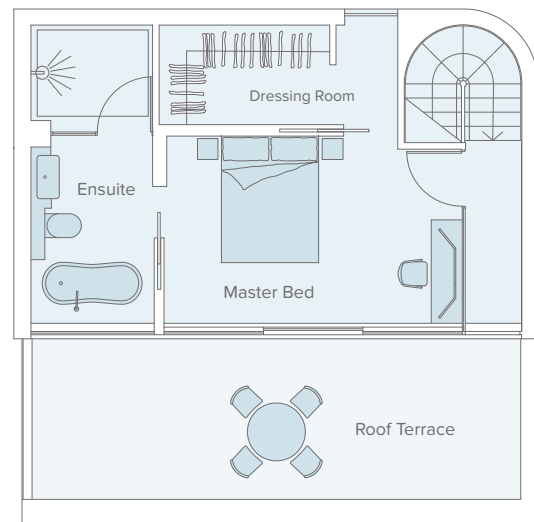
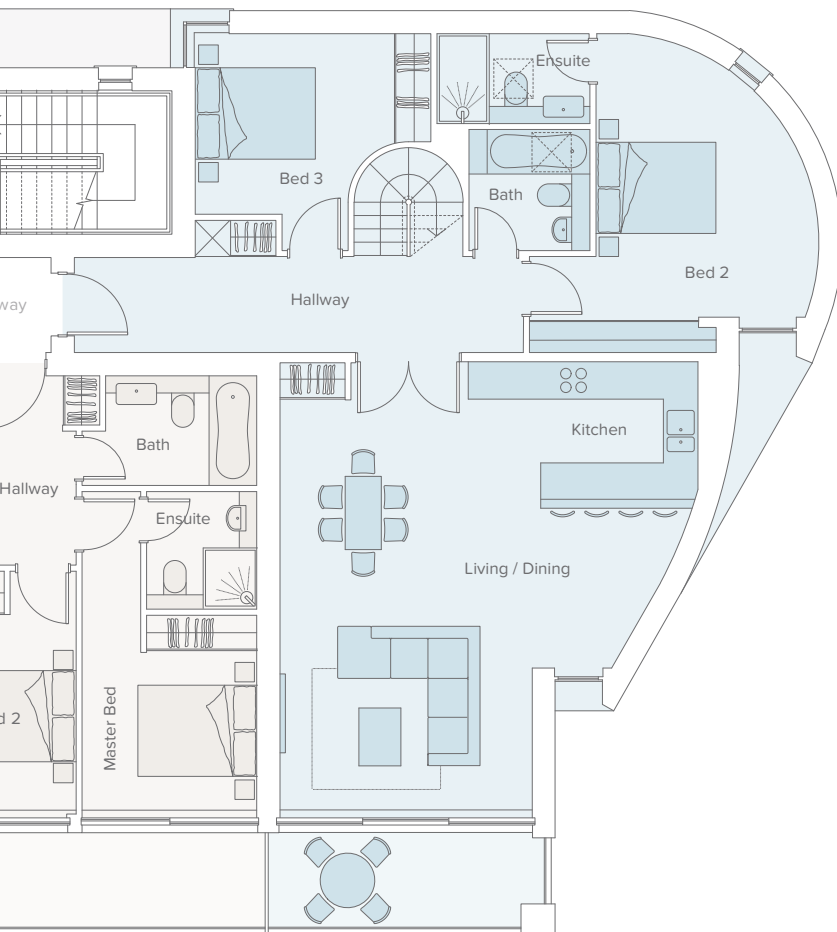


05

First Floor

Living / Kitchen
Master Bedroom
Bedroom 2





## 06

### First Floor *Shown Left*

Living / Kitchen	6.00m x 7.50m
Bedroom 2	3.80m x 3.20m
Bedroom 3	3.20m x 3.80m

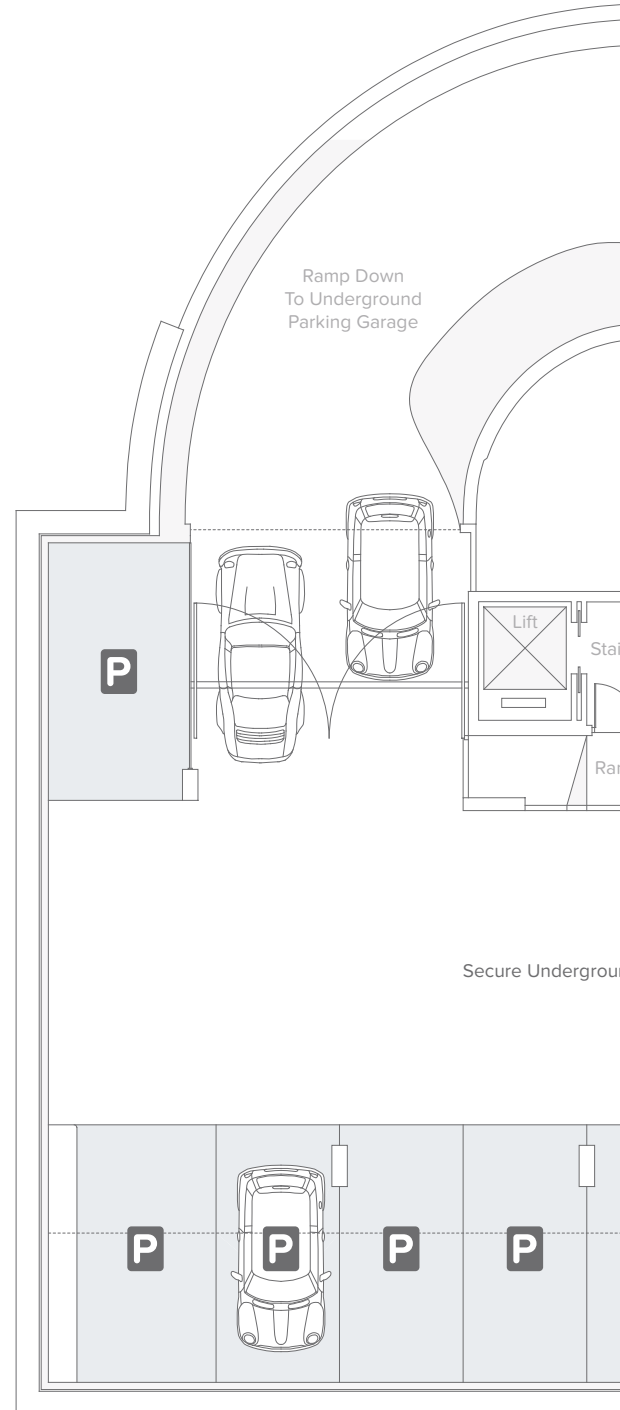
### Second Floor *Shown Above*

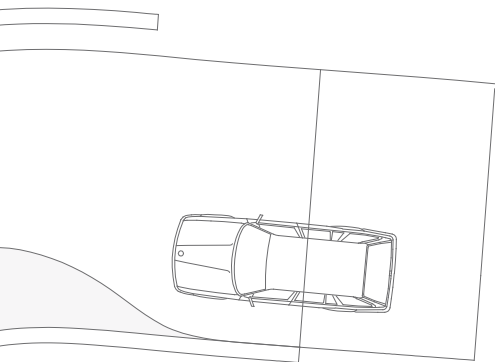
Master Bedroom	4.60m x 3.00m
Dressing Room	3.70m x 1.50m

4.00m x 7.30m

2.80m x 3.00m

2.80m x 3.50m









M20

A261

A261

Sainsbury's

M20

Tanners Hill

Station Rd

East

Waitrose

A259

A259

A259



RHDR

Football Ground

The Green

Cricket Ground

HYTHE

BAY



## FINDING BAY

BAY is located in the perfect location on West Parade directly overlooking the beach. For detailed turn by turn directions via Google Maps please visit the following web address. Once you've done this, enter your postcode into the box titled "Get Turn By Turn Directions".

[tgdesignerhomes.com/bay/map](http://tgdesignerhomes.com/bay/map)

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