



HAWKER 8

Hawkinge, Folkestone



Why buy *new*? It's all in the details.

Hawker 8 offers a rare opportunity for those seeking an idyllic way of life without compromising on the luxury of contemporary London living. Hawker 8 comprises of 8 exceptional one and two bedroom apartments with an exceptional quality finish and each with allocated parking spaces.

Whether you're a first time buyer or down sizing, this is a development that stands out. Each of the scheme's 8 apartments have been meticulously crafted by industry professionals to provide the latest in contemporary comfort and built with a lifestyle in mind.

Each apartment boasts open plan living, offering an ideal open space for entertaining guests, friends and family. With high specification kitchens and bathrooms, this development truly brings an essence of a London lifestyle to the quaint Kent coast.

Set in the picturesque East Kent village of Hawkinge, Hawker 8 is only a short walk from local shops and a local pub. Further afield, Hawker 8 is only a short drive away from the beautiful coastal towns of Folkestone and Dover or from Terlingham Vineyard and Ashford Designer outlet.

Built with *you* in mind.

This is a development built with you in mind. What becomes instantly clear is how we have focussed on finding beautiful and contemporary interior inspirations from all over the world.

Throughout the apartments this same standard of stylish sophistication is maintained, blending the modern with the classic in a unique yet tasteful way.

All of the apartments have been meticulously designed to capture the very best of modern, comfortable living, developed to the highest specification.



Thriving with *historic* charm.

For more than 1,000 years Kent's position as the closest point to the continent has left a legacy of historic fortifications designed to protect the country from foreign attacks. Kent's coastline hosts some of the country's finest castles and sea defences which tell their own story of Britain's heritage.

Dover Castle is regarded as one of the most important and complete Norman fortresses in

Britain, while its counterpart in Rochester still offers visitors the chance to gaze out over the mouth of the River Medway. Chatham's Historic Dockyard is another must-see attraction oozing with naval antiquities dating back to the days of Henry VIII.

Picturesque Leas Coastal Park in nearby Folkestone is popular with visitors and has a range of attractions for all members of the family.

Perhaps the most exciting way of viewing all of the attractions Kent has to offer is from the air and what better way than from the cockpit of the iconic Spitfire or Hawker Hurricane. Regular once-in-a-lifetime flights retracing the dog fights of the Battle of Britain above Kent are available from Headcorn Aerodrome.



Modern *Charm*





Rocksalt restaurant, with sweeping views of Folkestone Harbour



A local hive, for *creativity*, food & culture.

Folkestone's renovated Harbour Arm has become the go-to destination all year round. Home to an incredibly vast array of unique stalls and archway units offering delicious street food including home-made burgers, Dutch Pancakes, fresh locally caught fish, Indian and eastern dishes, hand stretched pizzas and many more.

The Harbour Arm also boasts an on-site brewery and bakery, alongside supporting a huge number of growing local breweries and quality wines. The Harbour Arm has quickly received commendation for being an incredibly successful hive for food, drink and events such as live music and bands, inspiring the arts and creative scene throughout Folkestone and across Kent.

After exploring the Harbour Arm, take a trip up the winding, rustic cobbled high-street of Folkestone, dive into small craft shops or vintage clothing stores and experience Folkestone's exciting culture by day or by night.

If it's a fine dining experience you are looking for, the Rocksalt Restaurant positioned at a height overlooking the harbour is the perfect location. Serving fresh seasonal ingredients, all locally sourced and also allowing you to take in the breathtaking scenery with a patio area and large panoramic glass windows.

The hidden *treasures* of Kent's coastal harbours.



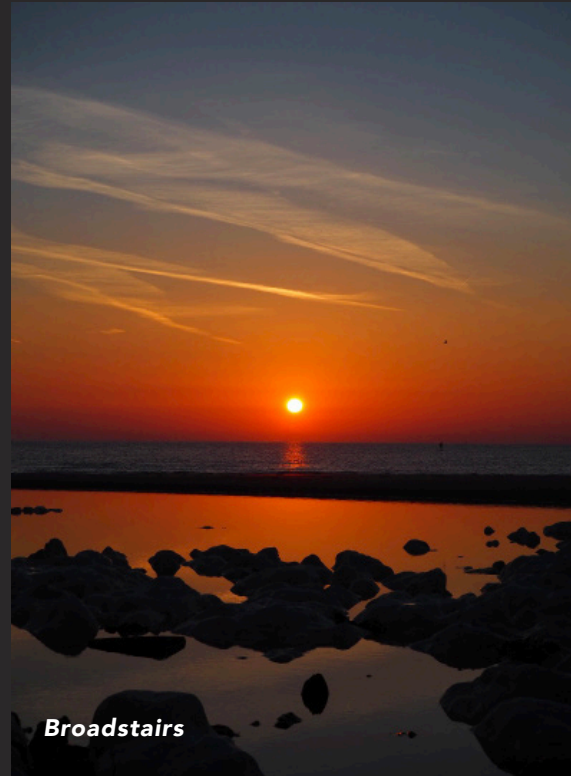
Folkestone Harbour at low tide

Explore the local walks & *hidden gems of Kent.*

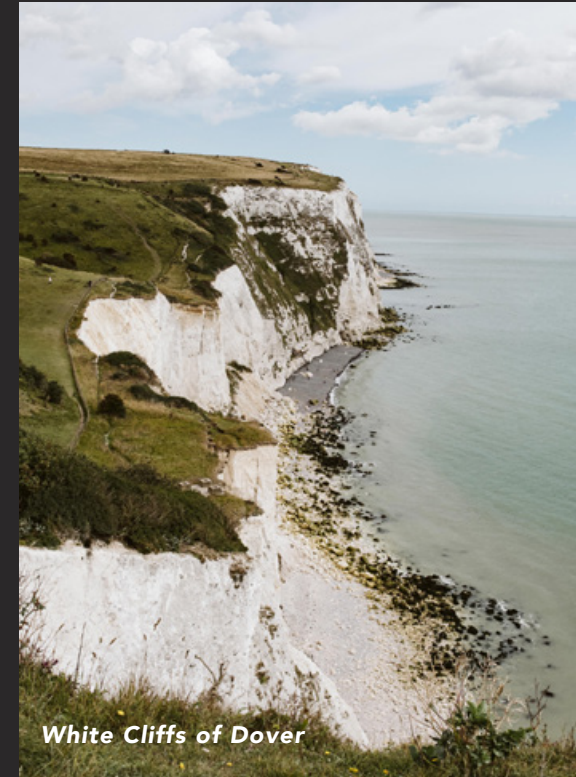
Spoilt for choice on day trip locations, you can explore some of the finest vineyards the UK has to offer, enjoy wine tasting and a tour of Terlingham Vineyards (found just minutes from the apartment) or visit the famous White Cliffs of Dover for a breath of fresh air. A short 30 minutes drive away, experience the historic grounds and gardens of Leeds Castle.

Attractions such as Howletts Wild Animal Park, the seaside town of Whitstable with its bustling streets, seafood markets and small local shops as well as Canterbury's Marlowe Theatre guarantee fun days out all year round.

Away from the cultural gems, Hawkinge is also the perfect base for those who enjoy long country walks. Gaze out over the stunning and rolling hills of the Kent countryside or journey to the beautiful nature reserves of the estuary.



Broadstairs



White Cliffs of Dover



Visit some of Kent's
beautiful coastline.

Well connected.

Hawkinge sits in the heart of the so-called ‘Garden of England’ in a part of the country known as the ‘Gateway to Europe’.

Surrounded by some of the country’s prettiest countryside, it’s located less than 20 minutes from the Channel Tunnel making short day trips of shopping in France a simple option.

While the best high speed rail network means you will never be far from the very best London has to offer.

Just minutes away from the apartments are a host of amenities such as local supermarkets, doctors surgery, primary school, cafe and fantastic pubs serving food and drink all year round.

By road, explore Terlingham Vineyard for a tour of their finest wine production, a walk along Hythe Seafront, or take a days shopping trip into Canterbury or the Ashford Designer outlet.



By Foot

Lidl Supermarket
2 mins

Mayfly Folkestone Pub
2 mins

Hawkinge Pharmacy
2 mins

Village Shop
3 mins

Tesco Express
10 mins

Doctors Surgery
11 mins

Battle of Britain Museum
12 mins

White Horse Pub, *Hawkinge*
19 mins

Distances have been calculated using Google Maps & Google Route Planner by foot, car & rail.

By Road

Terlingham Vineyard
6 mins

Folkestone Central Station
8 mins

Folkestone
10 mins

Royal Victoria Hospital, Folkestone
11 mins

Eurotunnel
12 mins

Sandgate
12 mins

Hythe
14 mins

Dover
15 mins

Ashford Designer Outlet
22 mins

Canterbury
27 mins

Deal
30 mins

Maidstone
45 mins

By Rail

Ashford Intl - Ebbsfleet Intl.
19 mins

Ashford Intl - London St Pancras
38 mins

Ashford Intl - Westfields (Stratford Intl)
31 mins

Calais
35 mins

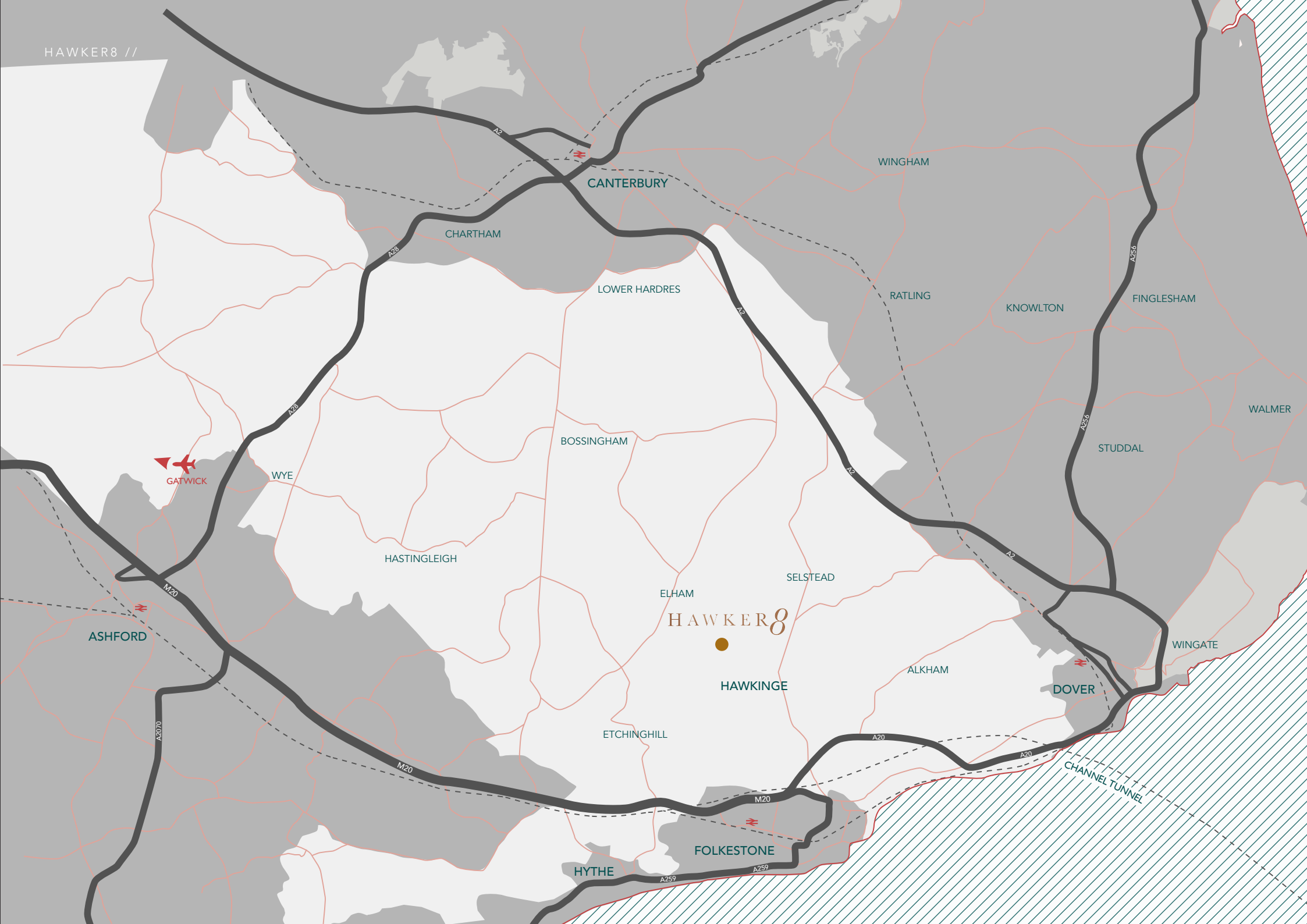
Hastings
41 mins

Royal Tunbridge Wells
1hr 10 mins

Gatwick Airport
1hr 30 mins

Heathrow Airport
1hr 45 mins

Paris
2hr 30 mins





Fresh *Coffee*, a trip to the *gym*, or a day on the *water*.

Although set in a somewhat secluded village location, all of your amenities can be found right on the doorstep within walking distance or a short drive away. A trip for an afternoon gym workout at Bannatyne's Health and Fitness club located within Folkestone, includes sauna, steam room and café. Or if you are looking for a new hair cut and style, Lloyd Adams hair salon and barbers are located within Hawkinge itself.

If its water sports you are looking for, the Kent coast has become a prime location for wind and kite surfing, as well as Hythe's fantastic Salt Water Sailing Club.

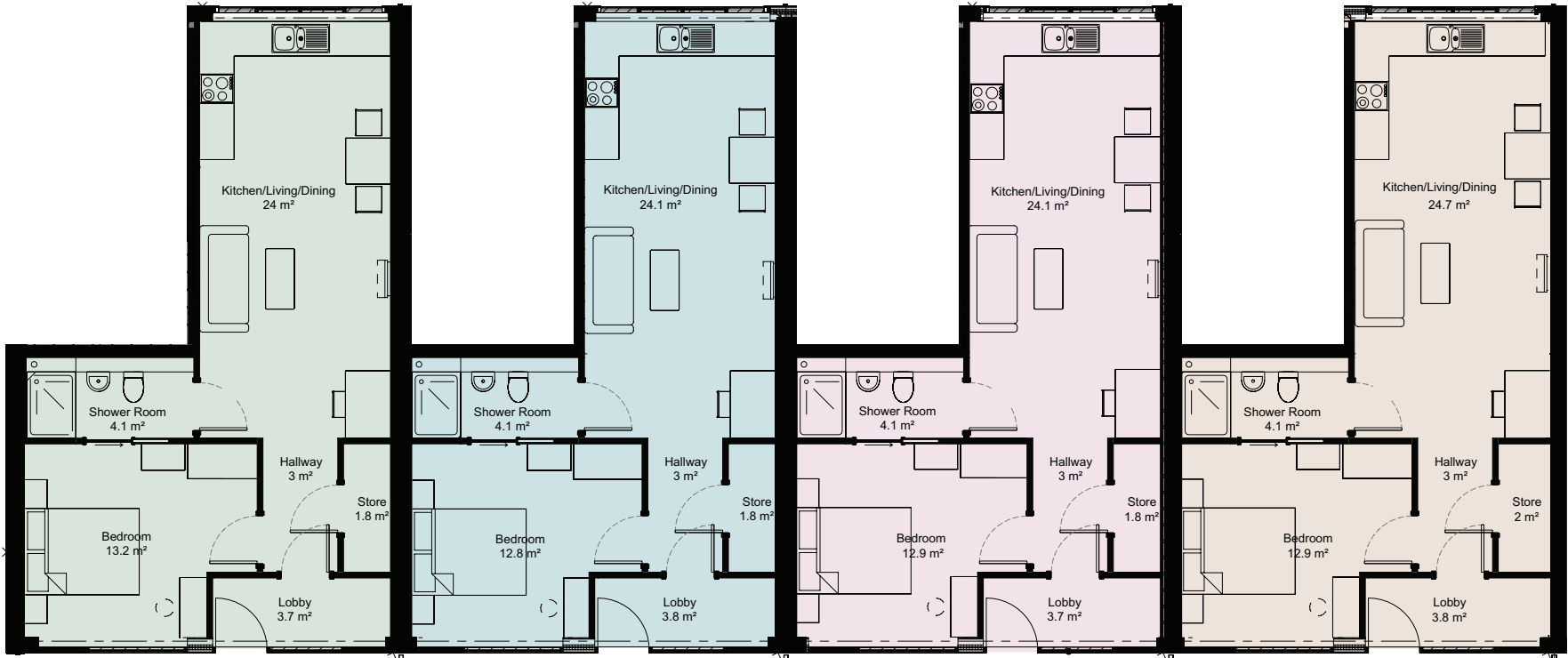
Tee off at some of the UK's finest golf courses, including Etchinghill and Littlestone, situated on the coast with excellent courses, driving range, and on-site dining facilities. Play on into the evening as the sunset comes down over the waters edge.

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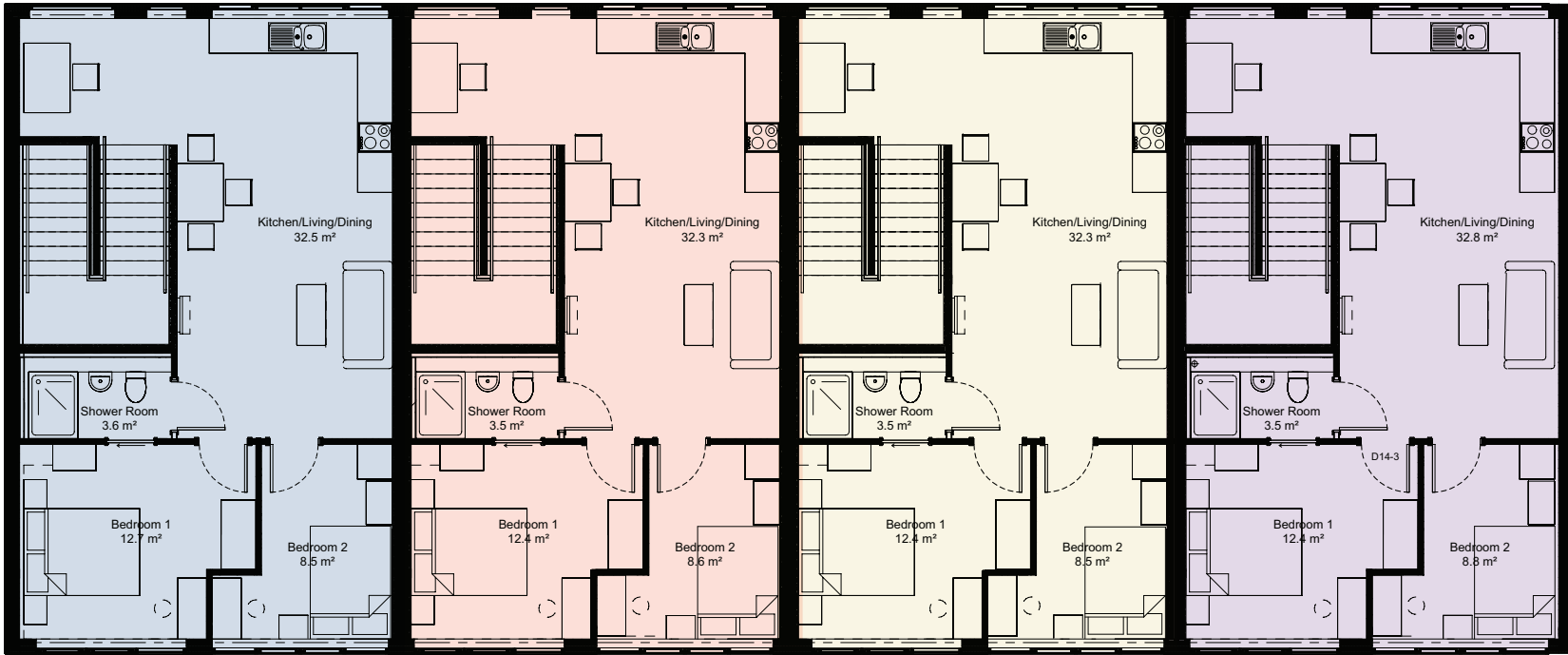
1 BEDROOM GROUND FLOOR APARTMENTS (1-4)



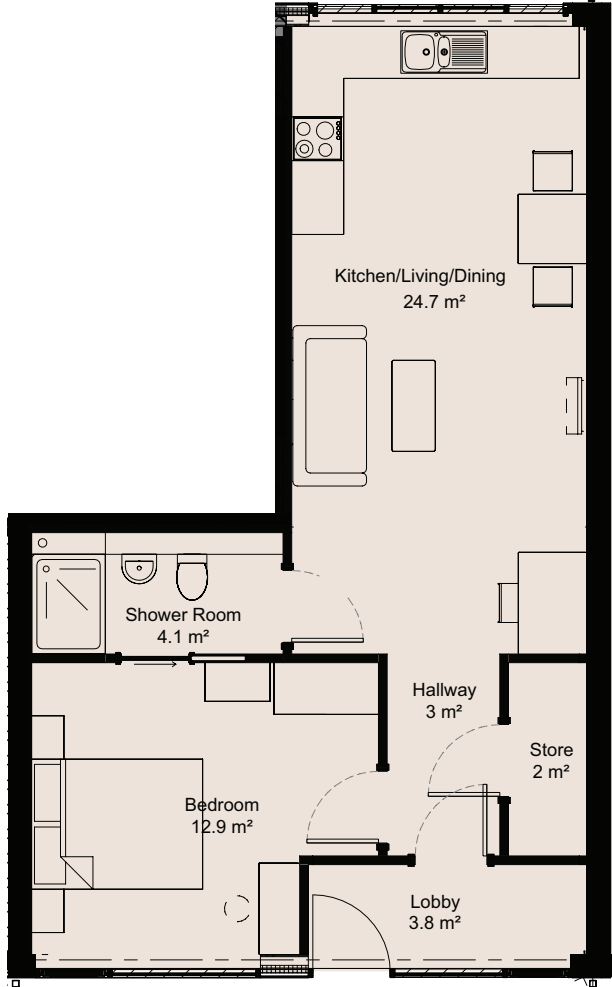
- | | |
|---------------------------------------|---------------------------------------|
| APARTMENT 1 1 BEDROOM 550.0 sq ft | APARTMENT 3 1 BEDROOM 539.3 sq ft |
| APARTMENT 2 1 BEDROOM 539.3 sq ft | APARTMENT 4 1 BEDROOM 544.7 sq ft |

HAWKER8

2 BEDROOM FIRST FLOOR APARTMENTS (5-8)



- | | |
|---------------------------------------|---------------------------------------|
| APARTMENT 5 2 BEDROOM 907.4 sq ft | APARTMENT 7 2 BEDROOM 899.9 sq ft |
| APARTMENT 6 2 BEDROOM 899.9 sq ft | APARTMENT 8 2 BEDROOM 907.4 sq ft |



APARTMENT 1

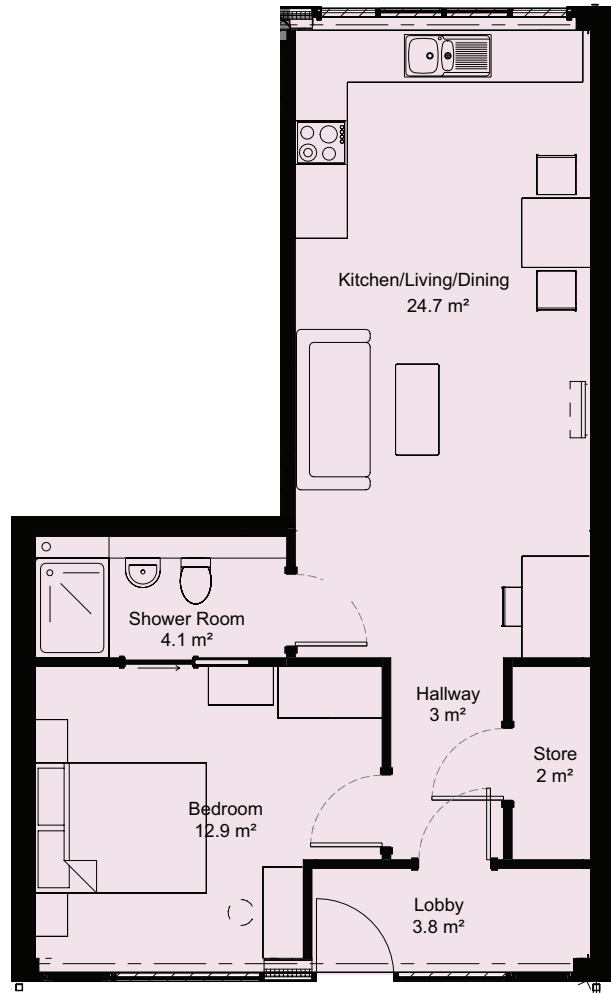
GROUND FLOOR | 1 BEDROOM

OPEN PLAN LIVING *One Bedroom Apartment*

Living/Kitchen/Dining	7.2m x 3.4m	23'7" x 10'10"
Bedroom 1 (L-shape)	4m(max) x 3.3m	13'1"(max) x 10'10"
Lobby	3.2m x 1m	10'6" x 3'3"

Total Area	51.1 sq m	550.0 sq ft
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Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.



APARTMENT 2

GROUND FLOOR | 1 BEDROOM

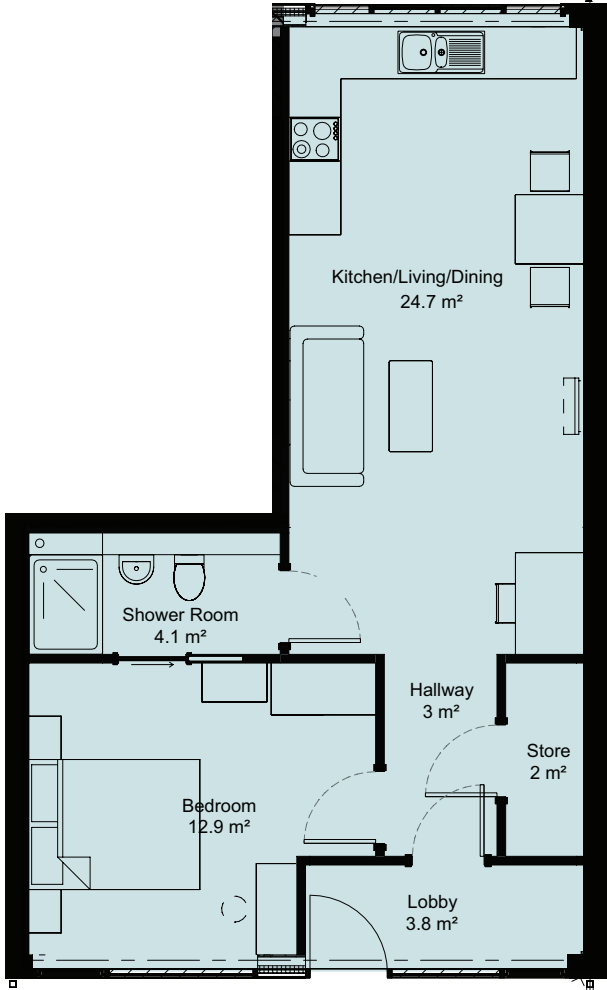
OPEN PLAN LIVING *One Bedroom Apartment*

Living/Kitchen/Dining	7.2m x 3.3m	23'7" x 10'10"
Bedroom 1 (L-shape)	4m(max) x 3.3m	13'1"(max) x 10'10"
Lobby	3m x 1m	9'10" x 3'3"

Total Area	50.1 sq m	539.3 sq ft
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APARTMENT 3

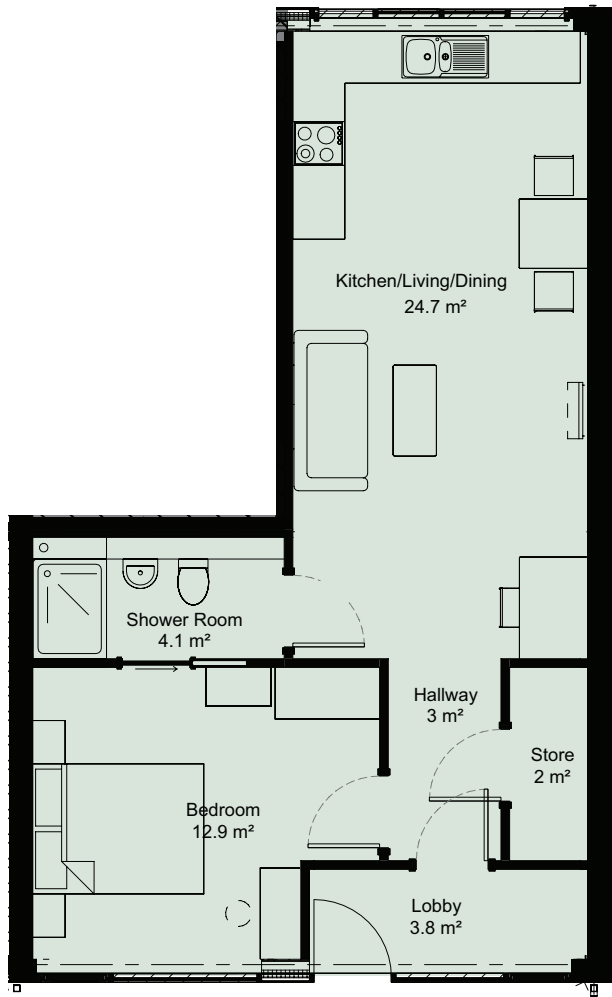
GROUND FLOOR | 1 BEDROOM

OPEN PLAN LIVING *One Bedroom Apartment*

Living/Kitchen/Dining	7.2m x 3.3m	23'7" x 10'10"
Bedroom 1 (L-shape)	4m(max) x 3.3m	13'1"(max) x 10'10"
Lobby	3m x 1m	9'10" x 3'3"

Total Area	50.1 sq m	539.3 sq ft
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APARTMENT 4

GROUND FLOOR | 1 BEDROOM

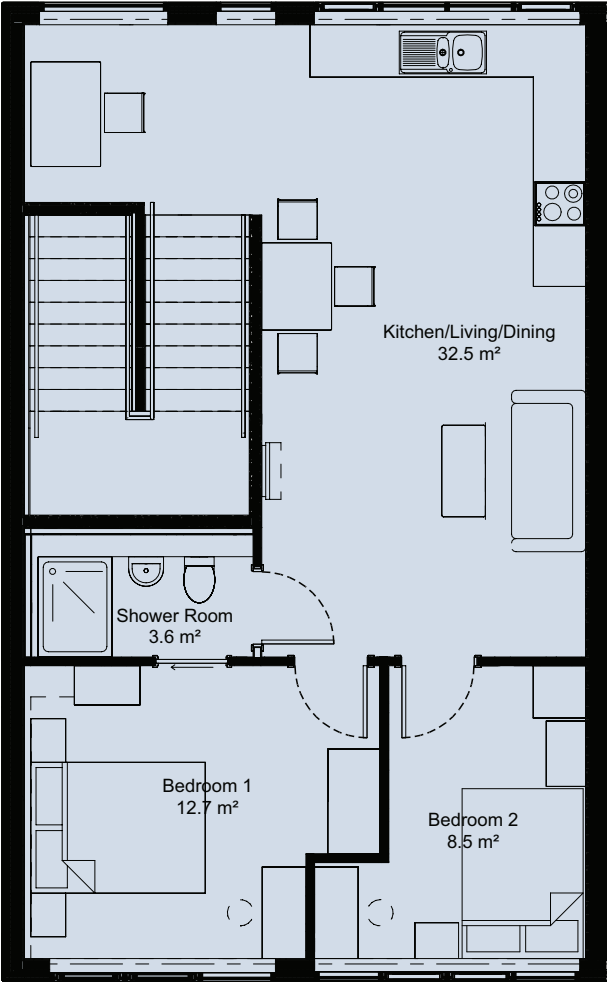
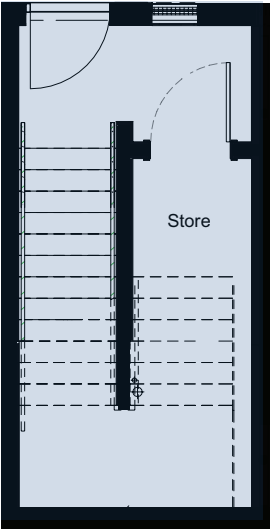
OPEN PLAN LIVING *One Bedroom Apartment*

Living/Kitchen/Dining	7.2m x 3.3m	23'7" x 10'10"
Bedroom 1 (L-shape)	4m(max) x 3.3m	13'1"(max) x 10'10"
Lobby	3m x 1m	9'10" x 3'3"

Total Area	50.6 sq m	544.7 sq ft
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APARTMENT 5

FIRST FLOOR | 2 BEDROOM

OPEN PLAN LIVING *Two Bedroom Apartment*

Living/Kitchen/Dining	3.7m x 7.2m	12'2" x 23'7"
Bedroom 1 (L-shape)	4m(max) x 3.3m	13'1"(max) x 10'10"
Bedroom 2 (L-shape)	3.1m(max) x 3.3m	10'2"(max) x 10'10"

Total Area	84.3 sq m	907.1 sq ft
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APARTMENT 6

FIRST FLOOR | 2 BEDROOM

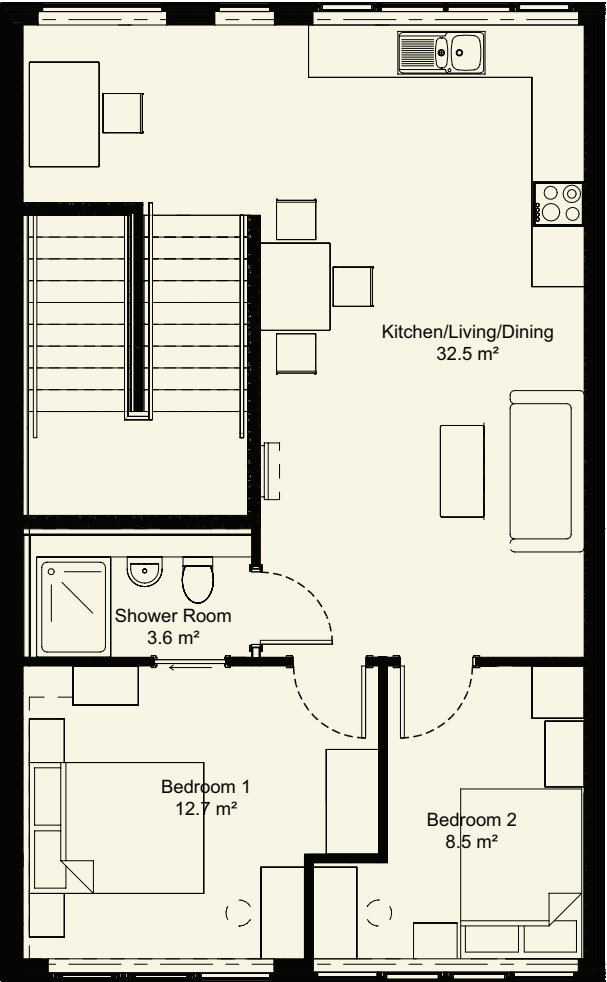
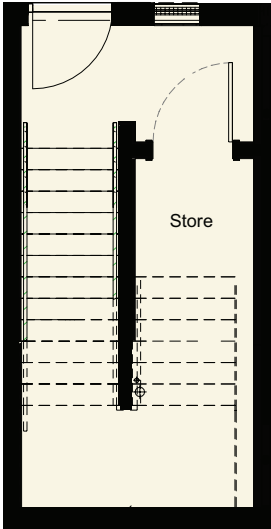
OPEN PLAN LIVING *Two Bedroom Apartment*

Living/Kitchen/Dining	3.7m x 7.2m	12'2" x 23'7"
Bedroom 1 (L-shape)	4m(max) x 3.3m	13'1"(max) x 10'10"
Bedroom 2 (L-shape)	3.1m(max) x 3.3m	10'2"(max) x 10'10"

Total Area	83.6 sq m	899.9 sq ft
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APARTMENT 7

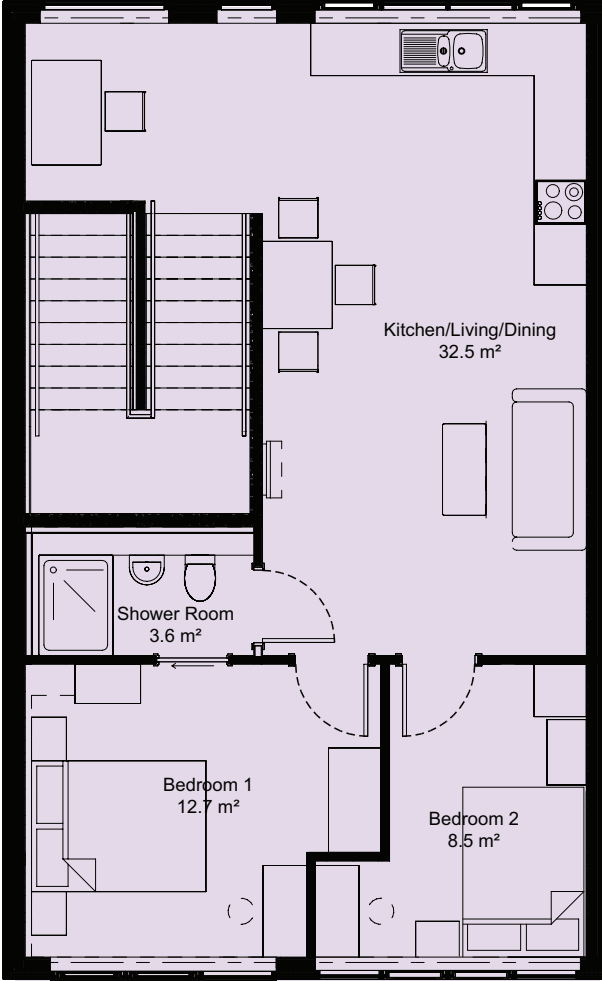
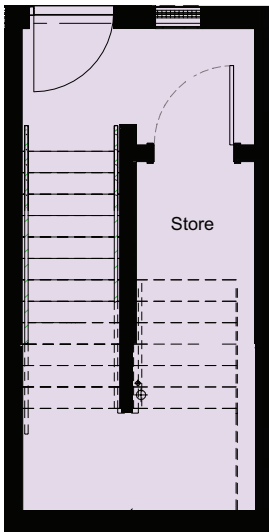
FIRST FLOOR | 2 BEDROOM

OPEN PLAN LIVING *Two Bedroom Apartment*

Living/Kitchen/Dining	3.7m x 7.2m	12'2" x 23'7"
Bedroom 1 (L-shape)	4m(max) x 3.3m	13'1"(max) x 10'10"
Bedroom 2 (L-shape)	3m(max) x 3.3m	9'10"(max) x 10'10"

Total Area	83.6 sq m	899.9 sq ft
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APARTMENT 8

FIRST FLOOR | 2 BEDROOM

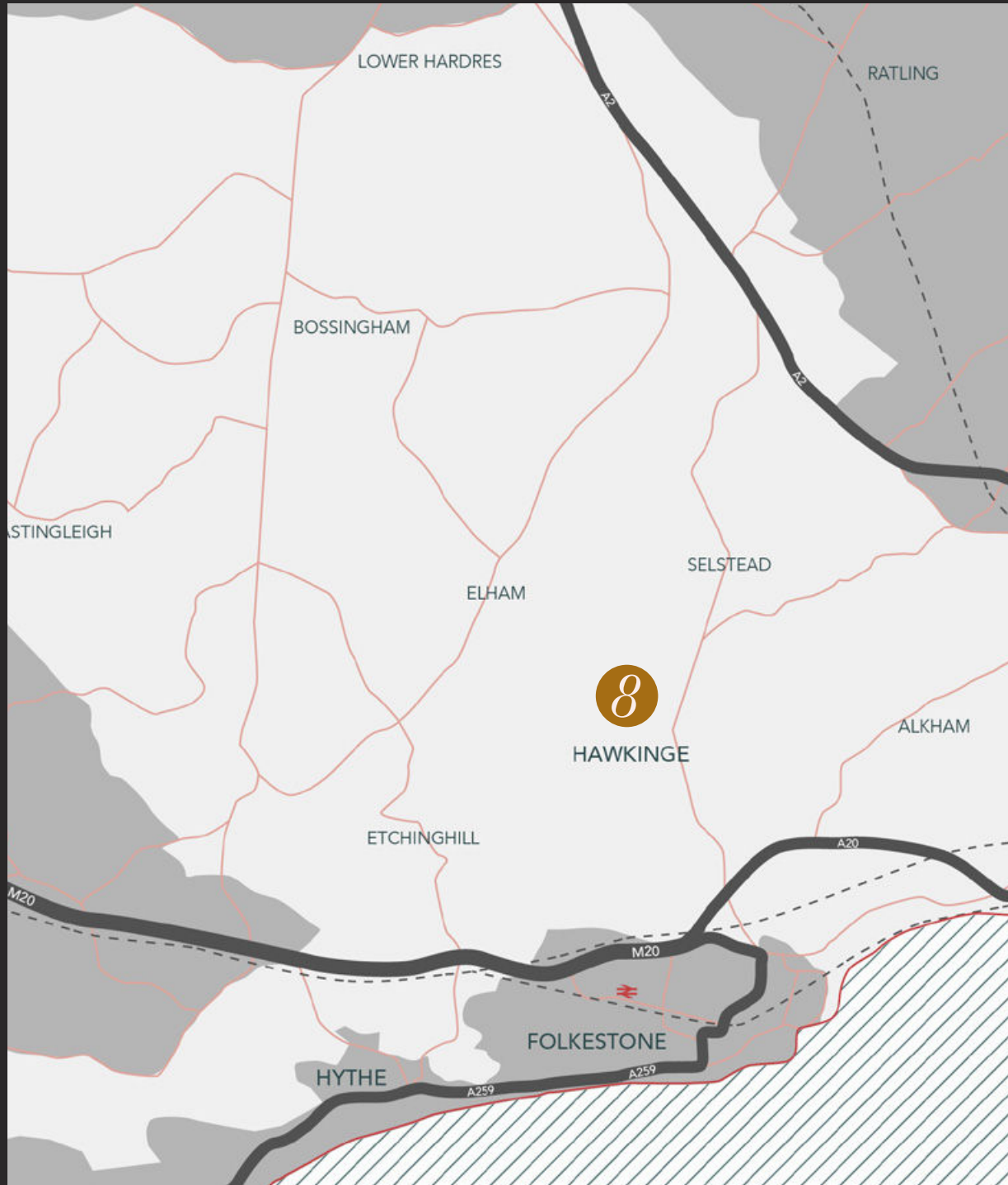
OPEN PLAN LIVING *Two Bedroom Apartment*

Living/Kitchen/Dining	3.7m x 7.2m	12'2" x 23'7"
Bedroom 1 (L-shape)	4m(max) x 3.3m	13'1"(max) x 10'10"
Bedroom 2 (L-shape)	3.2m(max) x 3.3m	10'6"(max) x 10'10"

Total Area	84.3 sq m	907.4 sq ft
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HAWKER 8

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Hawker 8 is a development of Pentland
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