

NELSON VILLAS

WESTGATE-ON-SEA KENT



WESTGATE-ON-SEA

Herman Dirs Mertens a Solicitor owned much of the land at Westgate-On-Sea and in 1865 built the first pair of houses by the sea, these later became incorporated into The Beach House Hotel, Westgate's first hotel.

By 1869 John Taylor the London Architect who is credited with designing the bungalow built his first in Westgate.

In 1871 the station was built and from then on due to Mertens entrepreneur skills Westgate blossomed into a thriving and prosperous seaside town attracting many families out of smoky London.

Thanet has 26 miles of coastline and 14 sandy bays or beaches that pleat and fold their way around the coast from Minnis Bay in the north to Pegwell Bay in the south.

These golden parcels unwrap the promise of great days spent sunbathing, swimming, surfing or simply snoozing with nothing to mark the time except the rise and fall of the tide, only 500 metres from Nelson Villas.

The words of John Betjemen's poem typify the seaside and all it represents: -

'Hark, I hear the bells of Westgate,
I will tell you what they sigh,
Where those minarets and steeples,
Prick the open Thanet sky.'



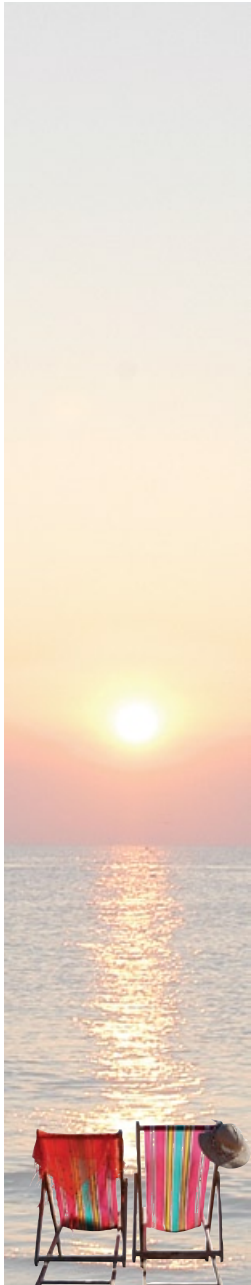
FACILITIES

Although a village, Westgate has all the attractions of its bigger sister at Margate, there are 3 splendid blue flag sandy bays, a popular cinema and a high street with a row of Victorian canopied shops, also a Somerfield supermarket, Boots and of course the new designer outlet at Westwood Cross a short drive away.

Westgate is also an excellent place for eating out all within walking distance from Nelson Villas.

There are a number of conveniently located good schools with many more to be found in the nearby towns.

Westgate-On-Sea is handy for commuters to London or Canterbury and Canterbury is only 20 minutes by road. There are convenient links to Europe via Ashford's International Station, which is less than 30 miles by road; there is also the Shuttle at Folkestone and Ferries from Dover.



THE DEVELOPMENT

We have named the development after one of Britain's greatest hero's, Lord Nelson, as the celebrations take place to commemorate the victory at Trafalgar in 1805. Nelson's flag ship 'The Victory' would have been seen off the coast at Westgate, as it travelled back to Chatham. J. M. W. Turner was at Sheerness on 22nd December 1805 to sketch The Victory as she entered the River Medway and Turner went on board at Chatham to sketch for his painting 'The Battle of Trafalgar'. The Turner Contemporary, a major international venue for visual arts is scheduled to open in 2007 in Margate lets hope the famous painting of Trafalgar is exhibited. We are also naming each of the four blocks of homes after Nelson's victories i.e. Trafalgar, Copenhagen, The Nile and St. Vincent.

Murston are pleased to offer this opportunity to purchase a craftsman built home on an exciting new development of 24 homes.

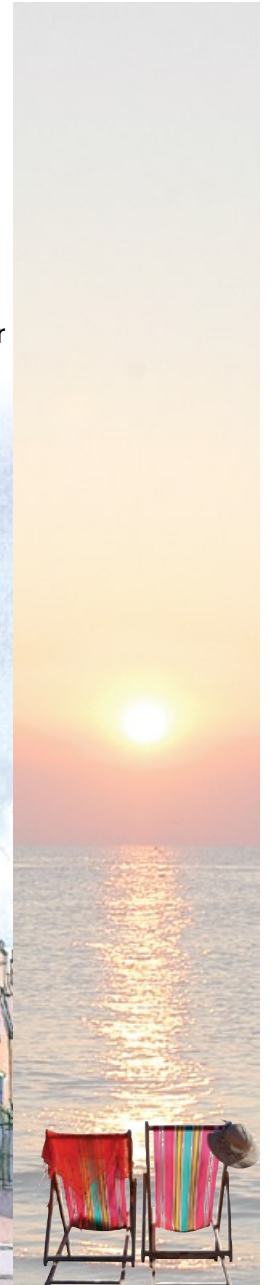
The development comprises 8 one-bed, 6 two-bed and 6 three-bed apartments and 4 three-bed houses with gardens, there are 9 garages and secure parking for all.

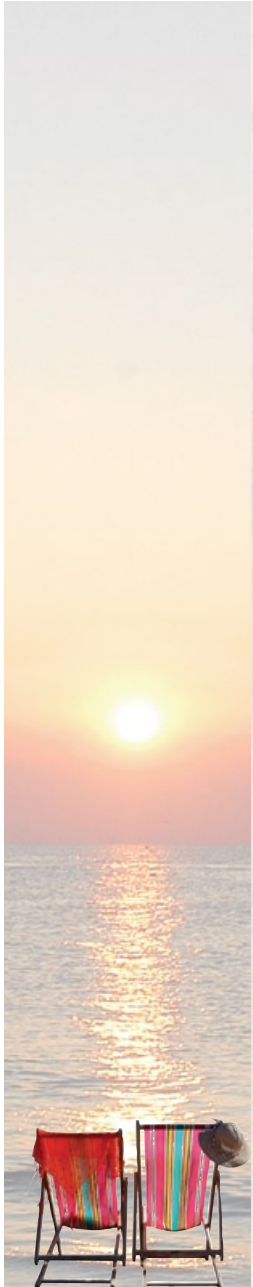
The internal finish will be to a very high standard and boasts many quality features, fully described in the specification.

Individually designed by Gary Remmington of Lee Evans Partnership Chartered Architects based in Canterbury. Each property will be constructed around a paved court secured by electric gates.

The Architect has drawn on the historic character of the town in the conception and detailing for this exciting new project fully assisted by the planning department of Thanet District Council.

The accessibility of the town and the surrounding countryside and beaches make this development a much sought after location.

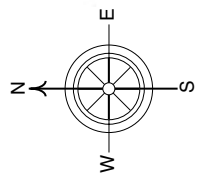




CANTERBURY ROAD



Entrance to
10, 11, 12, 13, 14, 15,
16 & 17



ONE WAY →

QUEX ROAD

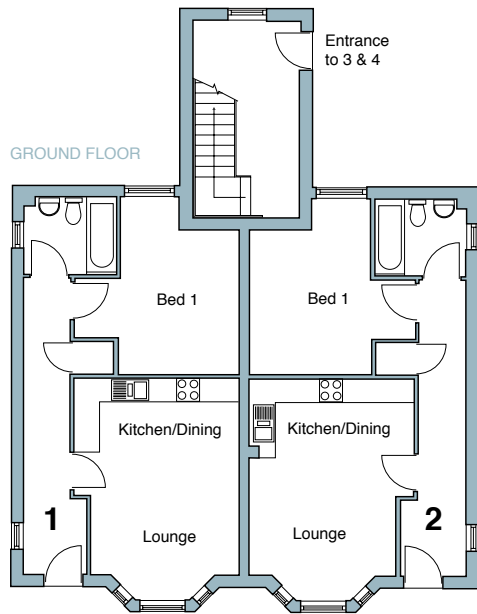


FIRST FLOOR
Apartment 3

Kitchen	3.65 x 2.94	12' 0" x 9' 8"
Dining	3.30 x 2.75	10' 10" x 9' 0"
Lounge	5.08 x 2.83	16' 8" x 9' 3"
Bed1	5.07 x 2.96	16' 8" x 9' 9"
Bed 2	3.75 x 3.05	12' 4" x 10' 0"
Bed 3	4.35 x 2.30	14' 3" x 7' 7"

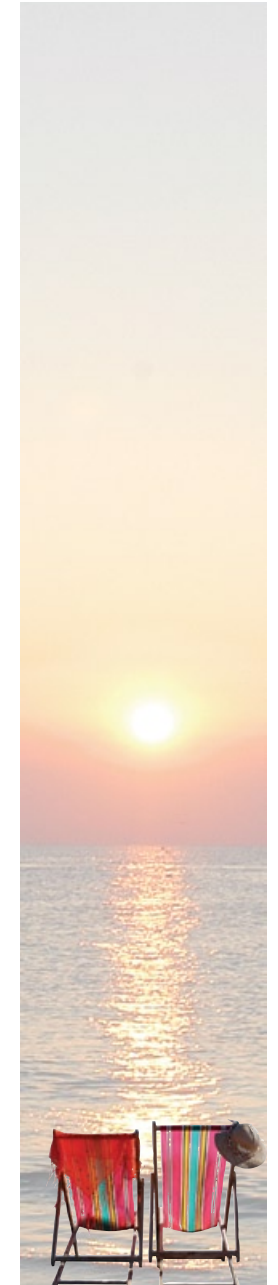
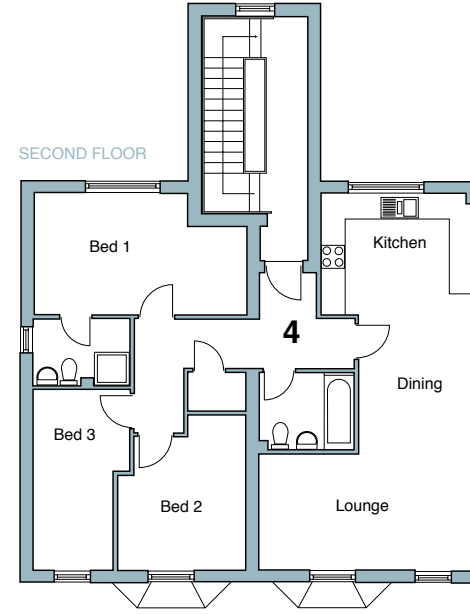
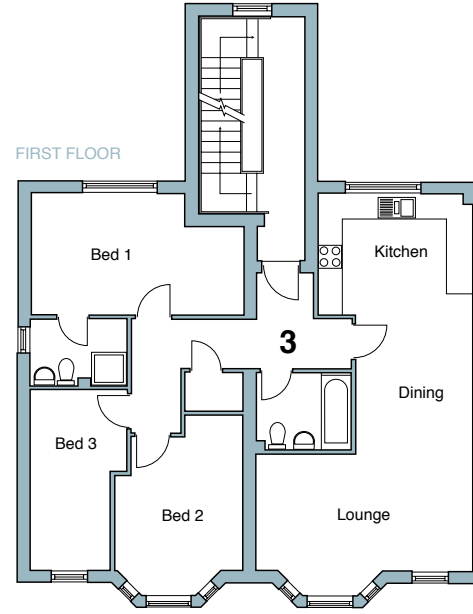
SECOND FLOOR
Apartment 4

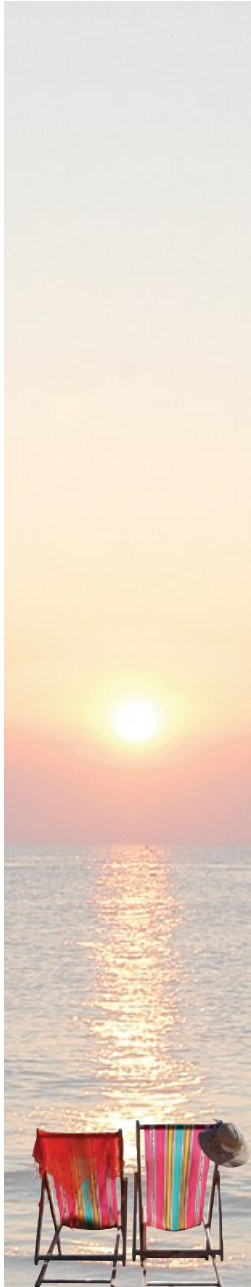
Kitchen	3.65 x 2.94	12' 0" x 9' 8"
Dining	3.30 x 2.75	10' 10" x 9' 0"
Lounge	5.08 x 2.83	16' 8" x 9' 3"
Bed1	5.07 x 2.96	16' 8" x 9' 9"
Bed 2	3.75 x 3.05	12' 4" x 10' 0"
Bed 3	4.35 x 2.30	14' 3" x 7' 7"



Apartments 1 & 2

Kitchen / Diner	3.90 x 2.20	12' 10" x 7' 3"
Lounge	2.50 x 3.50	8' 3" x 11' 6"
Bed 1	3.45 x 2.87	11' 4" x 9' 5"





FIRST FLOOR
Apartment 6

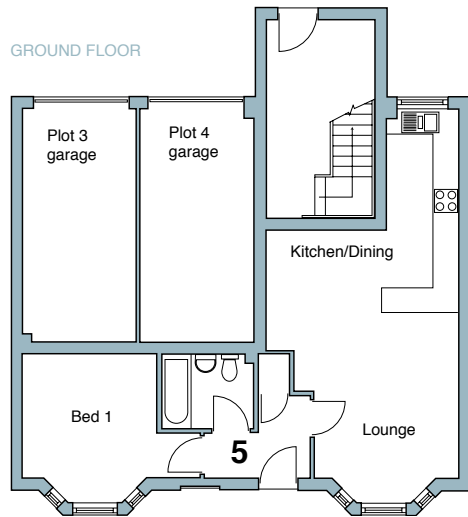
Kitchen	4.80 x 3.20	15' 9" x 10' 6"
Dining	3.40 x 2.65	11' 2" x 8' 8"
Lounge	3.90 x 3.80	12' 10" x 12' 6"
Bed 1	3.24 x 3.19	10' 8" x 10' 6"
Bed 2	3.40 x 3.06	11' 2" x 10' 0"

SECOND FLOOR
Apartment 7

Kitchen	4.80 x 3.20	15' 9" x 10' 6"
Dining	3.40 x 2.65	11' 2" x 8' 8"
Lounge	3.90 x 3.80	12' 10" x 12' 6"
Bed 1	3.24 x 3.19	10' 8" x 10' 6"
Bed 2	3.40 x 3.06	11' 2" x 10' 0"

Entrance to 6 & 7

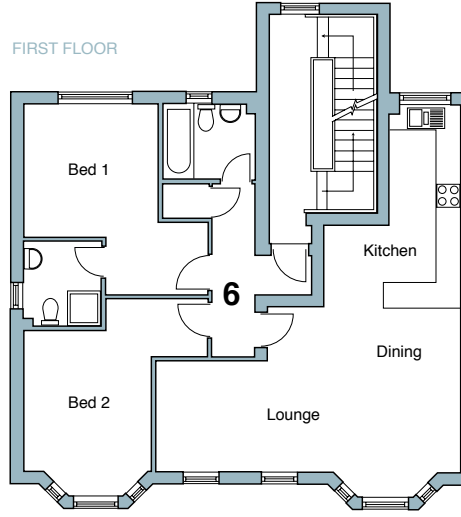
GROUND FLOOR



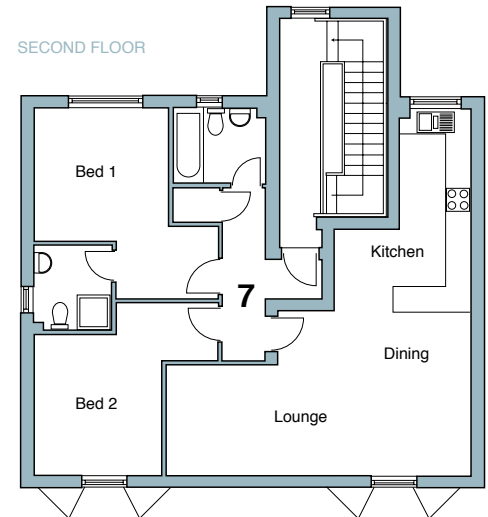
Apartment 5

Kitchen	4.80 x 1.70	15' 9" x 5' 7"
Dining	2.80 x 2.70	9' 2" x 8' 10"
Lounge	3.90 x 3.40	12' 10" x 11' 2"
Bed 1	3.20 x 2.99	10' 6" x 9' 10"

FIRST FLOOR



SECOND FLOOR





Apartment 8

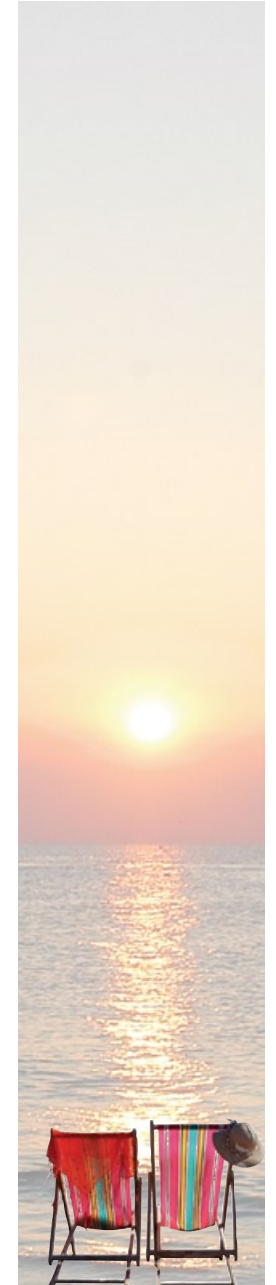
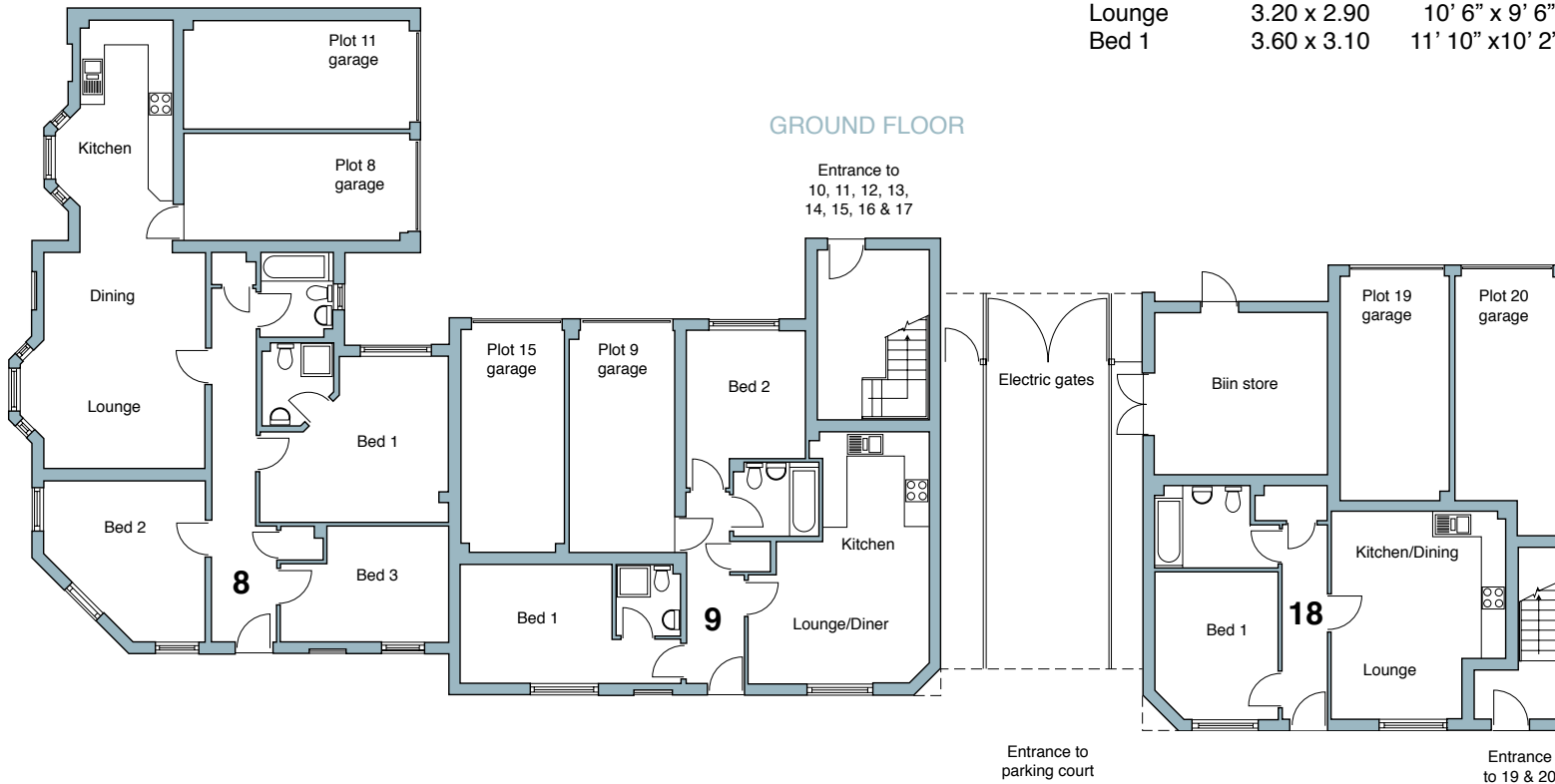
Kitchen	5.70 x 2.30	18' 9" x 7' 7"
Dining	4.05 x 2.40	13' 3" x 7' 10"
Lounge	4.05 x 3.00	13' 3" x 9' 10"
Bed 1	4.19 x 3.40 (Ave)	13' 9" x 11' 2"
Bed 2	4.00 x 3.50 (Ave)	13' 2" x 11' 6"
Bed 3	3.00 x 2.90	9' 10" x 9' 6"

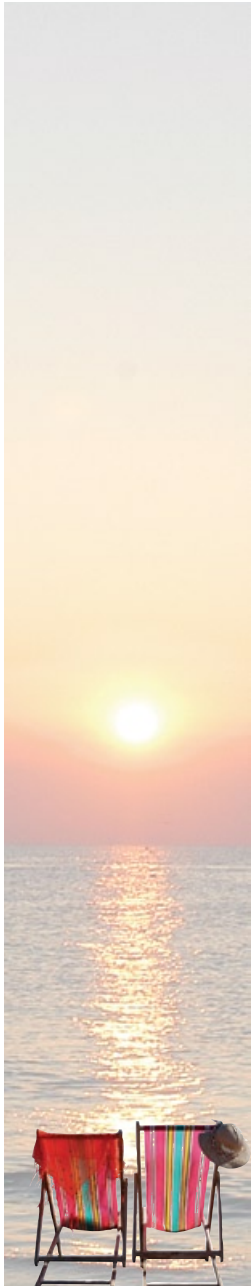
Apartment 10

Kitchen	2.60 x 2.60	8' 6" x 8' 6"
Lounge / Diner	4.50 x 3.90	14' 9" x 12' 10"
Bed 1	3.70 x 2.90	12' 2" x 9' 6"
Bed 2	3.20 x 3.00	10' 6" x 9' 10"

Apartment 18

Kitchen / Diner	4.30 x 2.20	14' 2" x 7' 3"
Lounge	3.20 x 2.90	10' 6" x 9' 6"
Bed 1	3.60 x 3.10	11' 10" x 10' 2"





Apartment 11

Kitchen / Diner	5.60 x 2.20	18' 4" x 7' 3"
Lounge	3.80 x 3.20	12' 6" x 10' 6"
Bed 1	3.90 x 3.40	12' 10" x 11' 2"
Bed 2	3.50 x 2.50	11' 6" x 8' 3"
Bed 3	2.90 x 2.40 (Ave)	9' 6" x 7' 10"

Apartment 12

Kitchen / Diner	4.80 x 3.00	15' 9" x 9' 10"
Lounge	4.80 x 4.20	15' 9" x 13' 9"
Bed 1	3.70 x 3.00	12' 2" x 9' 10"
Bed 2	3.50 x 3.00	11' 6" x 9' 10"

Apartment 13

Kitchen / Diner	4.80 x 2.35	15' 9" x 7' 9"
Lounge	4.80 x 2.60	12' 2" x 10' 10"
Bed 1	3.60 x 2.70	11' 2" x 10' 6"

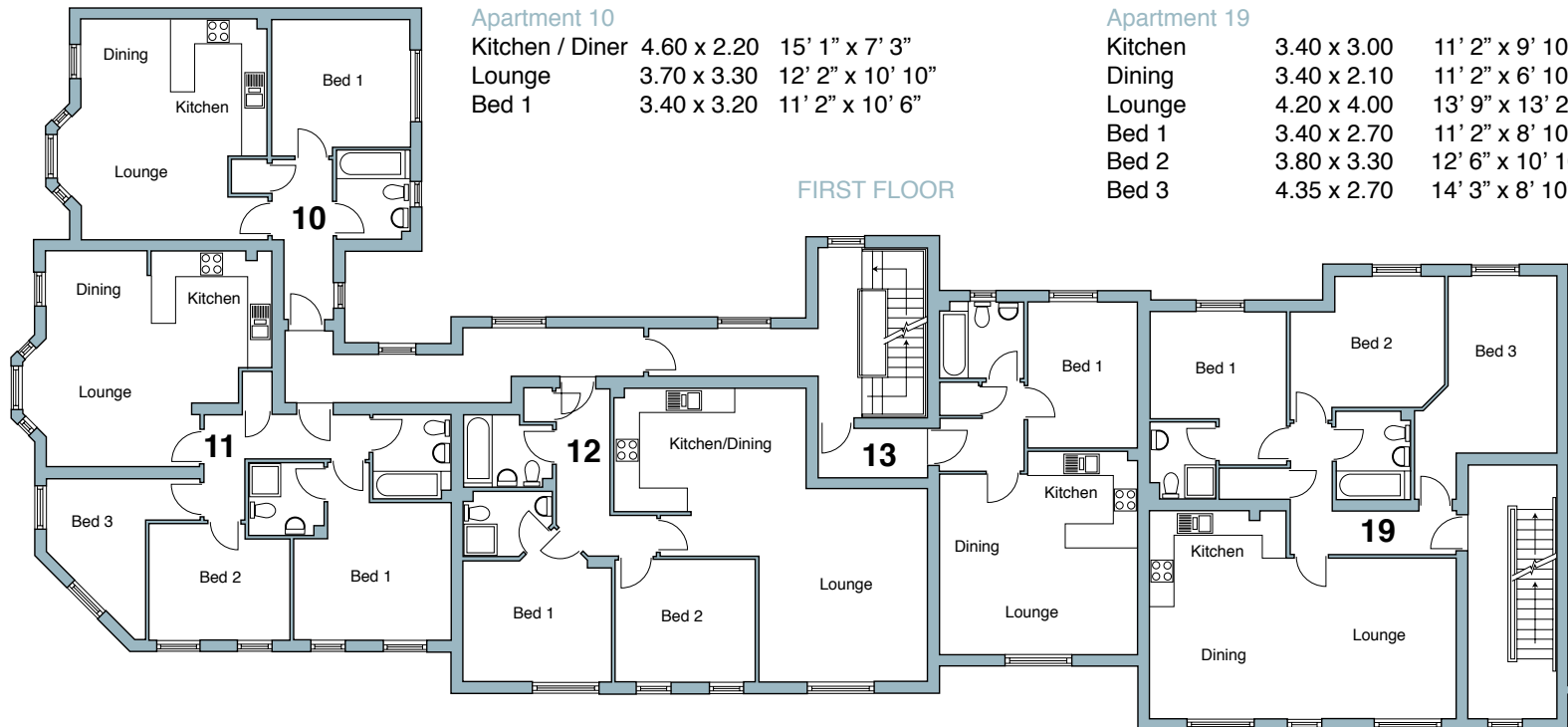
Apartment 19

Kitchen	3.40 x 3.00	11' 2" x 9' 10"
Dining	3.40 x 2.10	11' 2" x 6' 10"
Lounge	4.20 x 4.00	13' 9" x 13' 2"
Bed 1	3.40 x 2.70	11' 2" x 8' 10"
Bed 2	3.80 x 3.30	12' 6" x 10' 10"
Bed 3	4.35 x 2.70	14' 3" x 8' 10"

Apartment 10

Kitchen / Diner	4.60 x 2.20	15' 1" x 7' 3"
Lounge	3.70 x 3.30	12' 2" x 10' 10"
Bed 1	3.40 x 3.20	11' 2" x 10' 6"

FIRST FLOOR





Apartment 15

Kitchen / Diner	5.60 x 2.20	18' 4" x 7' 3"
Lounge	3.80 x 3.10	12' 6" x 10' 2"
Bed 1	4.60 x 3.40	15' 1" x 11' 2"
Bed 2	2.50 x 2.50	8' 3" x 8' 3"
Bed 3	3.00 x 2.70 (Ave)	9' 10" x 8' 10"

Apartment 16

Kitchen / Diner	4.80 x 3.00	15' 9" x 9' 10"
Lounge	4.80 x 4.30	15' 9" x 14' 2"
Bed 1	3.85 x 3.00	12' 8" x 9' 10"
Bed 2	3.25 x 3.00	10' 8" x 9' 10"

Apartment 17

Kitchen / Diner	4.80 x 2.35	15' 9" x 7' 9"
Lounge	3.20 x 2.90	15' 9" x 8' 6"
Bed 1	3.60 x 3.10	11' 10" x 8' 10"

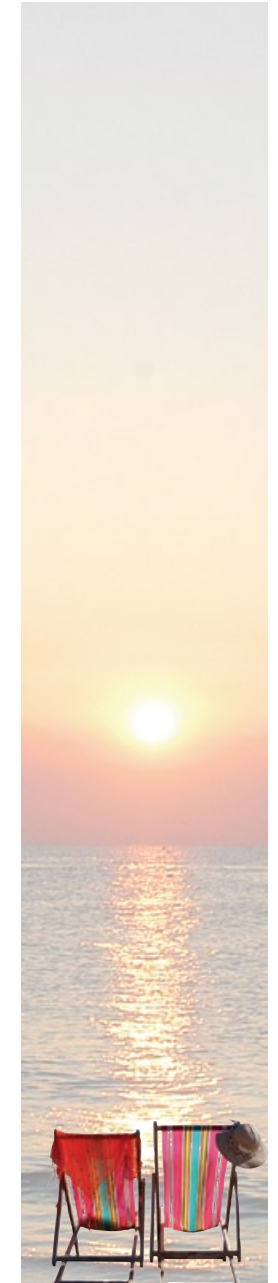
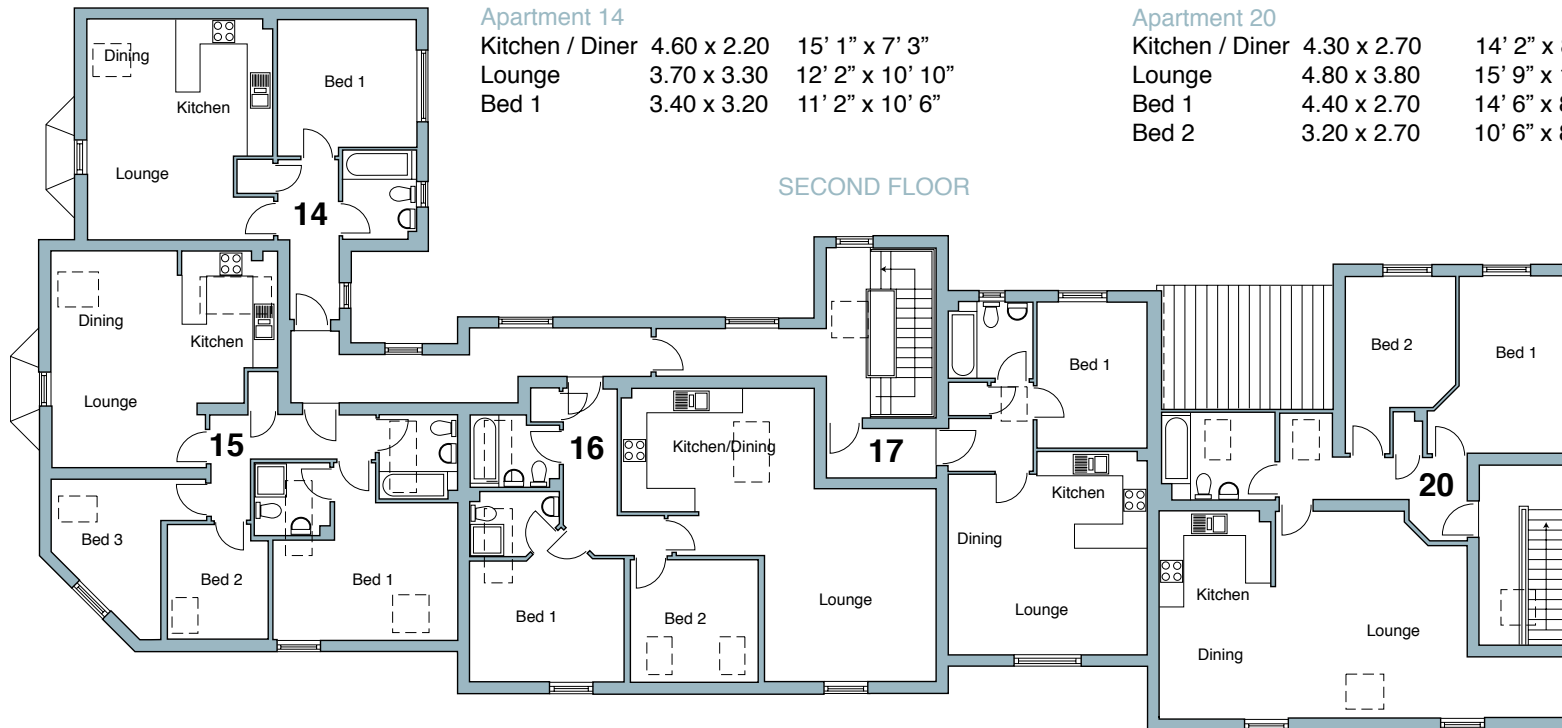
Apartment 20

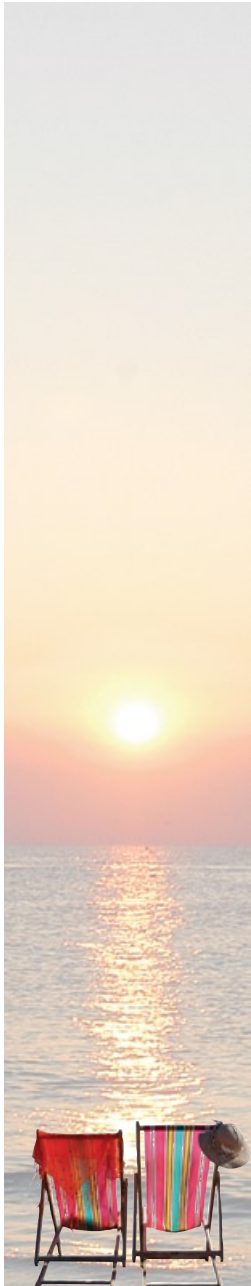
Kitchen / Diner	4.30 x 2.70	14' 2" x 8' 10"
Lounge	4.80 x 3.80	15' 9" x 12' 6"
Bed 1	4.40 x 2.70	14' 6" x 8' 10"
Bed 2	3.20 x 2.70	10' 6" x 8' 10"

Apartment 14

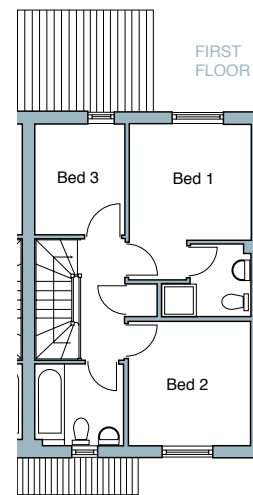
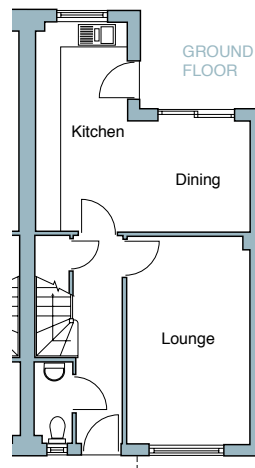
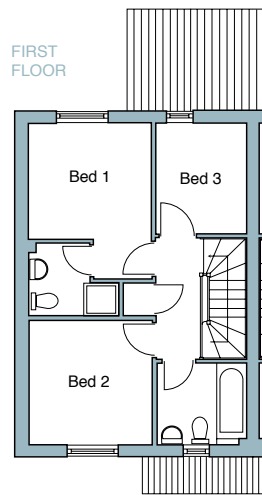
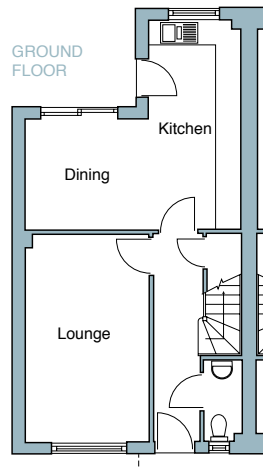
Kitchen / Diner	4.60 x 2.20	15' 1" x 7' 3"
Lounge	3.70 x 3.30	12' 2" x 10' 10"
Bed 1	3.40 x 3.20	11' 2" x 10' 6"

SECOND FLOOR





Plot 24 Plot 23 Plot 22 Plot 21



Houses 22 & 24

Kitchen	3.50 x 2.15	11' 6" x 8' 11"
Dining	3.50 x 2.62	11' 6" x 8' 7"
Lounge	4.92 x 2.90	16' 2" x 9' 6"
Bed 1	2.90 x 2.80	9' 6" x 9' 2"
Bed 2	3.00 x 2.90	9' 10" x 9' 6"
Bed 3	2.62 x 2.10	8' 7" x 6' 11"

Houses 21 & 23

Kitchen	3.50 x 2.15	11' 6" x 8' 11"
Dining	3.50 x 2.62	11' 6" x 8' 7"
Lounge	4.92 x 2.90	16' 2" x 9' 6"
Bed 1	2.90 x 2.80	9' 6" x 9' 2"
Bed 2	3.00 x 2.90	9' 10" x 9' 6"
Bed 3	2.62 x 2.10	8' 7" x 6' 11"

THE DEVELOPER

Murston have enjoyed substantial growth since our formation and have achieved a sound reputation for quality, reliability and attention to detail. We have been fortunate to be involved with architects and planners who have shown imagination and skill in design and conception of our housing, enabling us to construct superb quality homes.

INTERNAL SPECIFICATION

Kitchens

Exclusively designed with integral fittings.

A choice of cabinet doors and worktops. *

Wide range of ceramic wall tiling. *

1 1/2 bowl sink and mixer tap to kitchen.

Electric Double Oven, Gas Hob and Extractor Fan.

Dishwasher.

Washer Dryer.

Fridge Freezer.

Bathrooms, En suites and Cloakrooms

Stylish bath, WC, pedestal or wall mounted basin in white.

Separate cubicked shower or over bath shower as applicable.

Bathroom cabinets with light, shaver point and mirror.

A wide choice of ceramic wall tiles* full height to shower area and half height behind other sanitary ware.

Splashback to cloakroom basin.

* Subject to stage of construction.

Toilet roll holder to all bathrooms, en suites and cloakrooms.
Heated towel rails to bathrooms and en suites.

Electrical

A generous provision of power points, recessed down lighters or pendant lights are provided throughout the properties. Television sockets in the lounge and master bedrooms.
TV aerial and satellite dish provided.
British Telecom points in kitchen and master bedroom.
Shaver points to all bathrooms and shower en suites.
Automatic ventilator to all bathrooms and shower en suites.

Security

Smoke detectors fitted and linked to all floors.
Mains digital alarm system.
British standard locks to external doors.

Walls and Ceilings

Smooth plastered throughout.

Doors and Joinery

Feature doors throughout the properties with satin chrome furniture.
Feature staircase painted white.
Moulded skirting and architraves.
Internal woodwork is painted.
Loft ladder provided to houses.

Thermal Insulation

250mm mineral wool insulation quilt to loft where applicable.
Windows and external doors all double

glazed.
Insulated ground floor.
High SAP rating achieved (thermally efficient).

Floor Finishes

Choice of laminate floor to kitchen, dining, lounge, hall and cloakroom. *
Ceramic tiling to bathrooms and en suites.
Carpet to all other rooms from Murston range. *

Central Heating

Gas fired approved central heating system to include: -
Gas fired condensing combination boiler.
Slimline convector radiators.
Programmable hot water and central heating control.
Thermostatic heating control radiator valves, where applicable.

EXTERNAL SPECIFICATION

Elevations

Sympathetic styling with exciting individual designs.
All bricks, tiles and other features selected to complement design.

Walls

Insulated cavity walls of masonry constructed with plasterboard and plaster finish internally.
High level of sound proofing to party walls.

Doors and Joinery

Feature front door with satin chrome furniture with door viewer.
Feature sash or casement windows.
Windows and doors painted.

Services

All mains services provided: gas, telephone, electricity and mains drainage.
Outside tap provided to houses

Landscape Area

Landscape area planted with a variety of trees and shrubs.

Garages

Electrically operated up-and-over door.
Light and power provided.

Electrical

Electrically operated vehicular entrance gate.
Decorative front porch lantern where applicable.
Door entry system to properties where applicable.

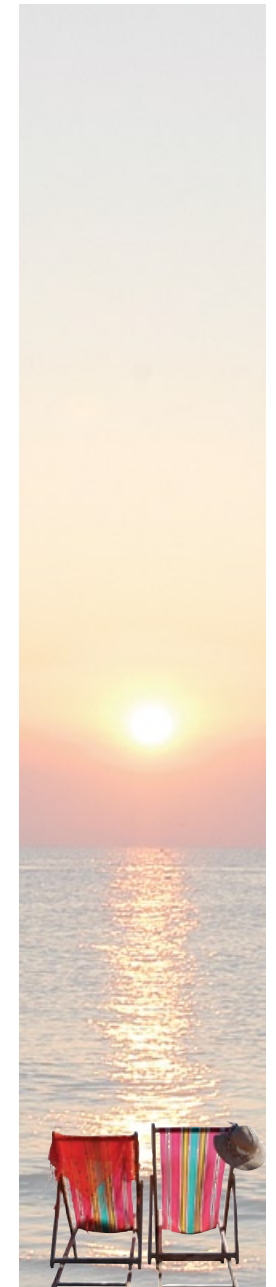
Security

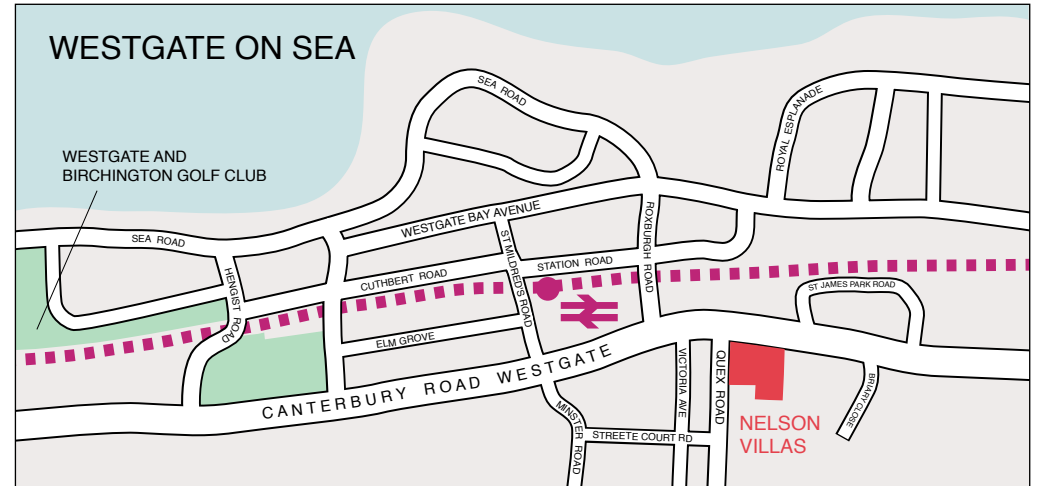
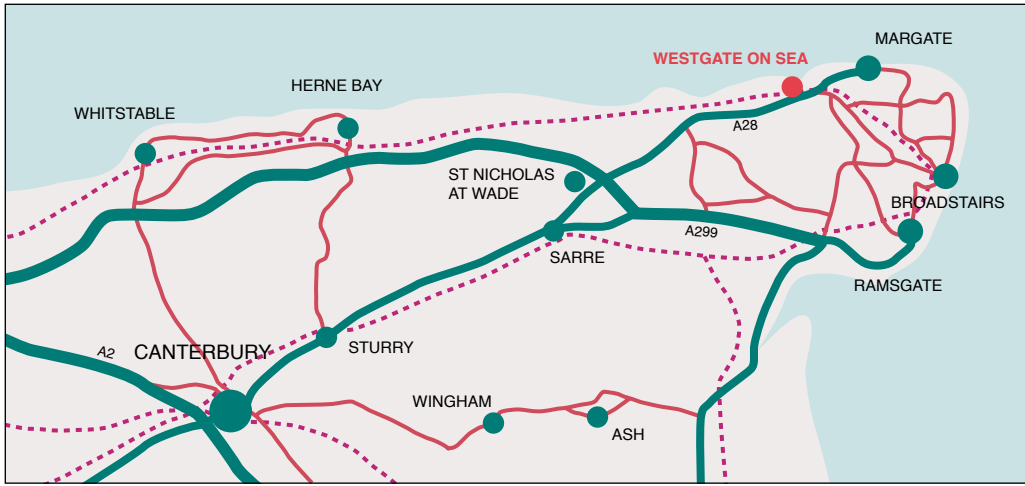
Secure boundaries with restricted access to the development.
Security sensor lighting to paved court.

* Subject to stage of construction.

Every Murston Home is covered by the NHBC 10 year Buildmark Warranty

The particulars contained in this brochure are provided only as a general guide to what is being offered Subject to Contract.





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