



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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Finding a new build home that you can just sit back and enjoy is not easy but with our fabulous brand new 2 bed bungalows and 2/3 bedroom chalet bungalow houses all the work is done for you.

The beautiful gardens with pergola, where regular events and happy hour gatherings take place, are all meticulously looked after, windows are cleaned regularly and bins put out weekly and as for inside, well everything is brand new so just sit back, relax and benefit from lower fuel and energy bills as well as being part of this thriving community.

Visit one of the stunning showhomes, take a stroll around the gardens and hear from the homeowners themselves just how happy, safe and secure they feel in their new homes.

#### The Birch - Room Dimensions

Ground Floor Kitchen/Dining Area - 4.95m x 3.83m (16' 3" x 12' 7")

Lounge - 4.50m x 4.28m (14' 9" x 14' 1")

Master Bedroom - 3.85m x 2.92m (12' 8" x 9' 7")

Bedroom 2 - 4.00m x 2.71m (13' 1" x 8' 11")

Looking for a secure private gated community for over 55's set in beautifully manicured gardens close to the coast in Kent? Then look no further...Terlingham Gardens in Folkestone, Hawkinge is the perfect answer.

#### About Pentland Homes:

Pentland Homes has gained a deserved reputation for constructing contemporary, high quality homes in some of Kent's most desirable locations. With roots stretching back to the 1960s, the company has seen exceptional growth in the last few years as more and more of the county's residents discover the Pentland difference.

Pentland Homes is a private limited company and, unlike some of the national PLC housebuilders, we answer to our customers, not to shareholders. We are proud of our roots as a Kent-based business and are passionate about building quality homes in the county.

We are committed to excellent customer service standards, and dedicated to pushing the development of contemporary housing design, that continue to meet the ever-changing requirements and demands of modern living

All future resale of the properties must be through Pentland Homes, who will charge 3%. (which will include estate agents fees)

Full details of the above information are available from our sales team.

Agents note: Photos shown are of a typical Birch show home.

**Tenure:** Leasehold -

Properties are leasehold with a lease of 999 years.

**Local Authority:** Folkestone & Hythe District Council

