







# THE COAST IS CALLING



Live in your own slice of naval history in Folkestone when you purchase a property at The Officers' Mess Apartments. A meticulous restoration programme has yielded a unique collection of character homes set along a spectacular stretch of the Kent coastline.

Choose from one, two and three-bedroom apartments, and one three-bedroom mews house, knowing you will become a custodian of Britain's illustrious military heritage. Each property is one-of-a-kind, enjoying high ceilings, large windows and a private courtyard area – all accessed via a dramatic columned entrance porch.



## HISTORY PRESERVED

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Shorncliffe Garrison has long played an important role in England's defences, with an on-site Army presence stretching back as far as 1794. Some of the most pivotal military decisions were made in the Officers' Mess – aided by the easily-accessed views across the Channel to France. The Garrison has served as a staging post for troops destined for the Boer and Napoleonic Wars, as well as World War I and World War II. It was also the birthplace of the 'Shorncliffe Method' - a style of military training that revolutionised how battles were fought and a practice that still influences the Army's training today.

1. Soldiers Outside The Canteen of The 14th Hussars, Shorncliffe Camp, Kent on Whit Monday 1904

2. White Cliffs of Dover

3. Scenic view of Folkestone seafront and beach





## SAND

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Breathtaking vistas, rugged cliffs, sweeping bays and a glimpse of France on a clear day make Folkestone one of Kent's premier coastal locations. The town's main beach is perfect for those who prefer sand between their toes, while the pebbles of Sandgate make it the place to skim stones. Sunny Sands is such a mesmerising spot that it distracted Charles Dickens, who had settled on the shore to try and write his novel, *Little Dorrit*. In contrast, The Warren and the East Cliffs offer wilder more windswept beauty, with a mix of sand, pebbles and coastal meadows giving way to secluded bays and views towards the chalky hills of the North Downs.

## SEA

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From Folkestone, the English Channel stretches out as far as the eye can see, with vantage points around every corner – Copt Point being one of the most stunning. Along the coast is Hythe, Samphire Hoe and the unmistakable White Cliffs of Dover, with Romney Marsh providing alternative places to watch the waves ebb and flow. For something less tidal, explore the Royal Military Canal – calm waters that stretch for 28 miles from the Sandgate end of Folkestone to Cliff End in East Sussex.





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## SCENIC

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The Leas is one of Folkestone's premier spots – a clifftop promenade that features magnificent buildings, squares, gardens, a theatre and a bandstand. Its architect was Decimus Burton, who took time out from working on designs for Kew Gardens and London Zoo to add a sense of regal grandeur to the town's seafront. The Lower Leas Coastal Park is another gem to explore, with its walking/cycling trails, pine-tree avenues, café, amphitheatre and a large children's play area.

Folkestone is also home to the largest urban outdoor collection of contemporary art in the UK- as many as 74 artworks by 46 artists at any one time. Follow the trail to see Anthony Gormley's cast-iron human statue, Cornelia Parker's mermaid sculpture and Lubaina Himid's giant ceramic jelly mould, to name a few. Sculptures from yesteryear come in the form of Folkestone's five Martello towers – an iconic military legacy that serve as a reminder of the town's defensive prowess.

1. Aerial view over the Leas, Folkestone Kent

2. Creative Quarter, Tontine Street

3. Hythe & Saltwood Sailing Club

## SOCIAL

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Activity is concentrated along the Old High Street and Tontine Street, which together create Folkestone's buzzing Creative Quarter. Artists, producers, independent shops, creative businesses, open studios and galleries sit side-by-side with cafés, a performing arts centre, restaurants and new additions, such as The Glassworks digital hub. Meander along the cobbled streets, join a guided tour of the local art or simply sit back with a drink and watch the creatives at work.

Complementing the Creative Quarter is The Harbour Arm – a revitalised promenade stretching from the old railway station to Folkestone's lighthouse. Along the way are restaurants, bars and pop-up street food stalls, including the critically-acclaimed Rocksalt restaurant, which boasts some of the best panoramas across Folkestone Harbour and the English Channel.



## SPORT

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As you would expect from a coastal town, there are ample opportunities to take to the water. Folkestone Yacht and Motorboat Club, Folkestone Sea Sports and Hythe & Saltwood Sailing Club are just three organisations waiting to assist but there are alternatives for those who haven't found their sea legs. Join one of the many tennis, cricket and bowls clubs, which sit alongside Folkestone Sports Centre and Three Hills Sports Park.

# SITE PLAN





# GROUND FLOOR

## APARTMENT 1

Kitchen-Dining-Living	6.1m x 7.34m	20' 0" x 24' 1"
Bedroom 1	4.95m x 3.47m	16' 3" x 11' 5"
Bedroom 2	2.81m x 5.86m	9' 3" x 19' 3"
Bedroom 3	3.65m x 3.22m	11' 12" x 10' 7"

## APARTMENT 2

Kitchen-Dining-Living	7.53m x 4.13m	24' 8" x 24' 8"
Bedroom 1	3.66m x 6.24m	12' 0" x 20' 6"
Bedroom 2	5.05m x 3.06m	16' 7" x 10' 0"

## APARTMENT 3

Kitchen-Dining-Living	6.58m x 6.26m	21' 7" x 20' 6"
Bedroom 1	3.65m x 4.11m	11' 12" x 13' 6"

## APARTMENT 4

Kitchen-Dining-Living	4.80m x 6.69m	15' 9" x 21' 11"
Bedroom 1	3.57m x 6.69m	11' 9" x 21' 11"
Bedroom 2	4.76m x 4.32m	15' 7" x 14' 2"

## APARTMENT 5

Kitchen-Dining-Living	7.40m x 3.62m	24' 3" x 11' 11"
Bedroom 1	3.43m x 3.62m	11' 3" x 11' 11"
Bedroom 2	3.20m x 3.62m	10' 6" x 11' 11"

## APARTMENT 6

Kitchen-Dining-Living	7.74m x 5.69m	25' 5" x 18' 8"
Bedroom 1	3.66m x 3.62m	12' 0" x 11' 11"
Bedroom 2	2.70m x 3.62m	8' 10" x 11' 11"

## APARTMENT 7

Kitchen-Dining-Living	5.20m x 6.71m	17' 1" x 22' 0"
Bedroom 1	5.00m x 4.32m	16' 5" x 14' 2"
Bedroom 2	3.27m x 5.49m	10' 9" x 18' 0"

## APARTMENT 8

Kitchen-Dining-Living	6.13m x 4.58m	20' 1" x 15' 0"
Bedroom 1	4.69m x 3.63m	15' 5" x 11' 11"
Bedroom 2	4.84m x 3.19m	15' 11" x 10' 6"

## APARTMENT 9 (two levels)

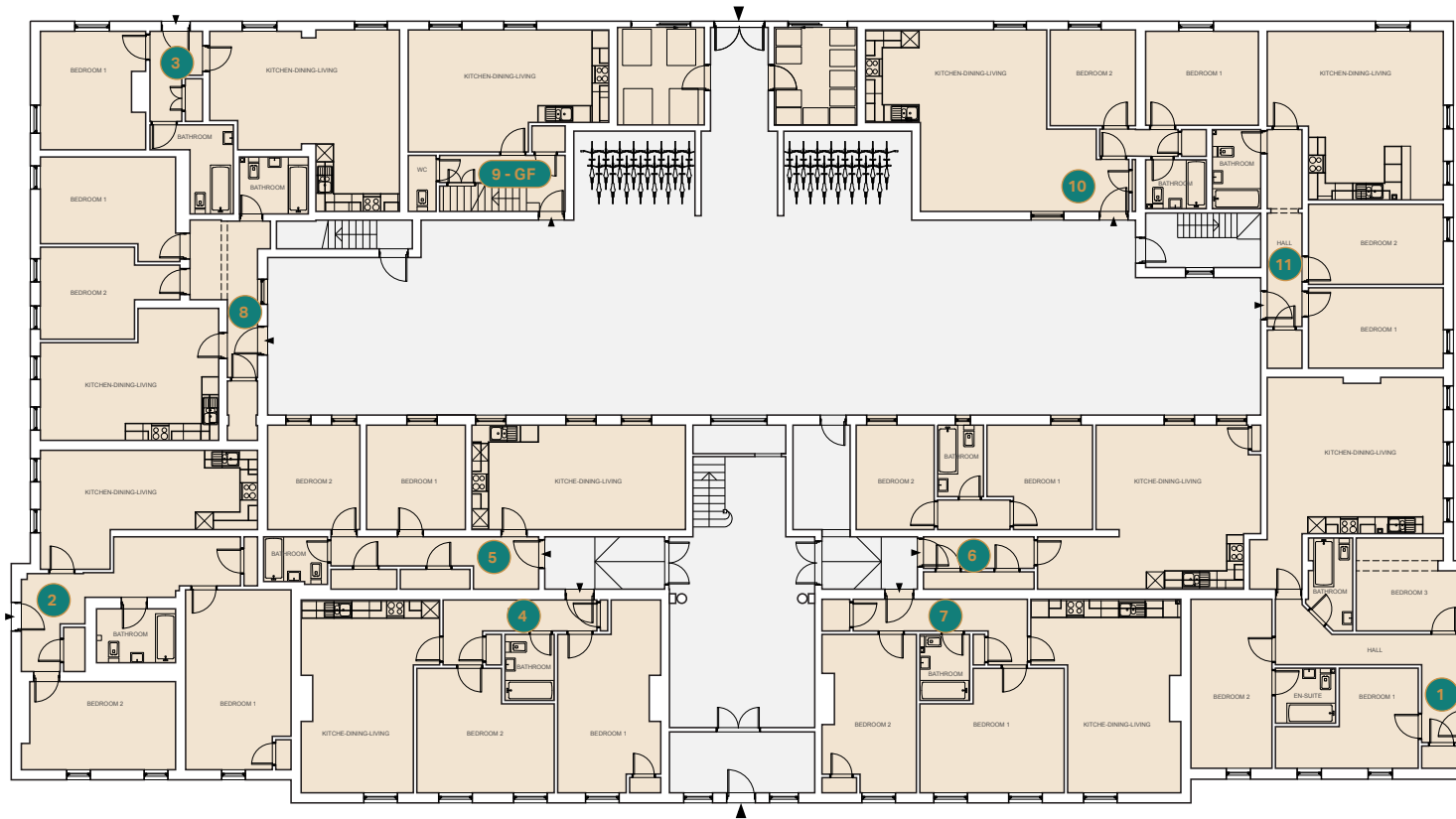
Kitchen-Dining-Living	6.58m x 6.29m	21' 7" x 20' 8"
Bedroom 1	4.13m x 4.07m	13' 7" x 13' 4"
Bedroom 2	2.70m x 4.20m	8' 10" x 13' 9"
Bedroom 3	2.82m x 6.29m	9' 3" x 20' 8"

## APARTMENT 10

Kitchen-Dining-Living	9.12m x 6.30m	29' 11" x 20' 8"
Bedroom 1	4.95m x 3.47m	12' 10" x 10' 8"
Bedroom 2	2.96m x 3.32m	9' 9" x 10' 11"

## APARTMENT 11

Kitchen-Dining-Living	6.10m x 5.85m	20' 0" x 19' 2"
Bedroom 1	4.67m x 2.79m	15' 4" x 9' 2"
Bedroom 2	4.67m x 2.78m	15' 4" x 9' 1"



# FIRST FLOOR

## APARTMENT 12

Kitchen-Dining-Living	4.86m x 6.39m	15' 11" x 20' 12"
Bedroom 1	5.65m x 2.91m	18' 6" x 9' 7"

## APARTMENT 14

Kitchen-Dining-Living	4.25m x 6.80m	13' 11" x 22' 4"
Bedroom 1	4.86m x 4.08m	15' 11" x 13' 5"

## APARTMENT 16

Kitchen-Dining-Living	8.75m x 5.70m	28' 8" x 18' 8"
Bedroom 1	3.32m x 4.64m	10' 11" x 15' 3"
Bedroom 2	3.33m x 4.64m	10' 11" x 15' 3"

## APARTMENT 13

Kitchen-Dining-Living	3.65m x 5.54m	11' 12" x 18' 2"
Bedroom 1	4.86m x 2.96m	15' 11" x 9' 9"

## APARTMENT 15

Kitchen-Dining-Living	6.40m x 3.87m	20' 12" x 20' 12"
Bedroom 1	4.86m x 4.23m	15' 11" x 13' 11"

## APARTMENT 17

Kitchen-Dining-Living	5.60m x 5.03m	18' 4" x 16' 6"
Bedroom 1	3.49m x 3.76m	11' 5" x 12' 4"
Bedroom 2	5.03m x 2.76m	16' 6" x 9' 1"

## APARTMENT 18

Kitchen-Dining-Living	5.89m x 5.74m	19' 4" x 18' 10"
Bedroom 1	3.54m x 4.65m	11' 7" x 15' 3"
Bedroom 2	3.04m x 4.65m	9' 12" x 15' 3"
Bedroom 3	3.39m x 4.65m	11' 1" x 15' 3"

## APARTMENT 19

Kitchen-Dining-Living	6.23m x 3.98m	20' 5" x 13' 1"
Bedroom 1	3.63m x 4.18m	11' 11" x 13' 9"
Bedroom 2	2.82m x 5.03m	9' 3" x 16' 6"

## APARTMENT 20

Kitchen-Dining-Living	4.73m x 6.65m	15' 6" x 21' 10"
Bedroom 1	4.29m x 3.23m	14' 1" x 10' 7"
Bedroom 2	2.99m x 3.50m	9' 10" x 11' 6"

## APARTMENT 21

Kitchen-Dining-Living	4.73m x 5.49m	15' 6" x 18' 0"
Bedroom 1	4.73m x 3.23m	15' 6" x 12' 8"

## APARTMENT 22

Kitchen-Dining-Living	7.46m x 6.29m	24' 6" x 20' 8"
Bedroom 1	5.88m x 3.27m	19' 3" x 10' 9"
Bedroom 2	3.02m x 3.32m	9' 11" x 10' 11"



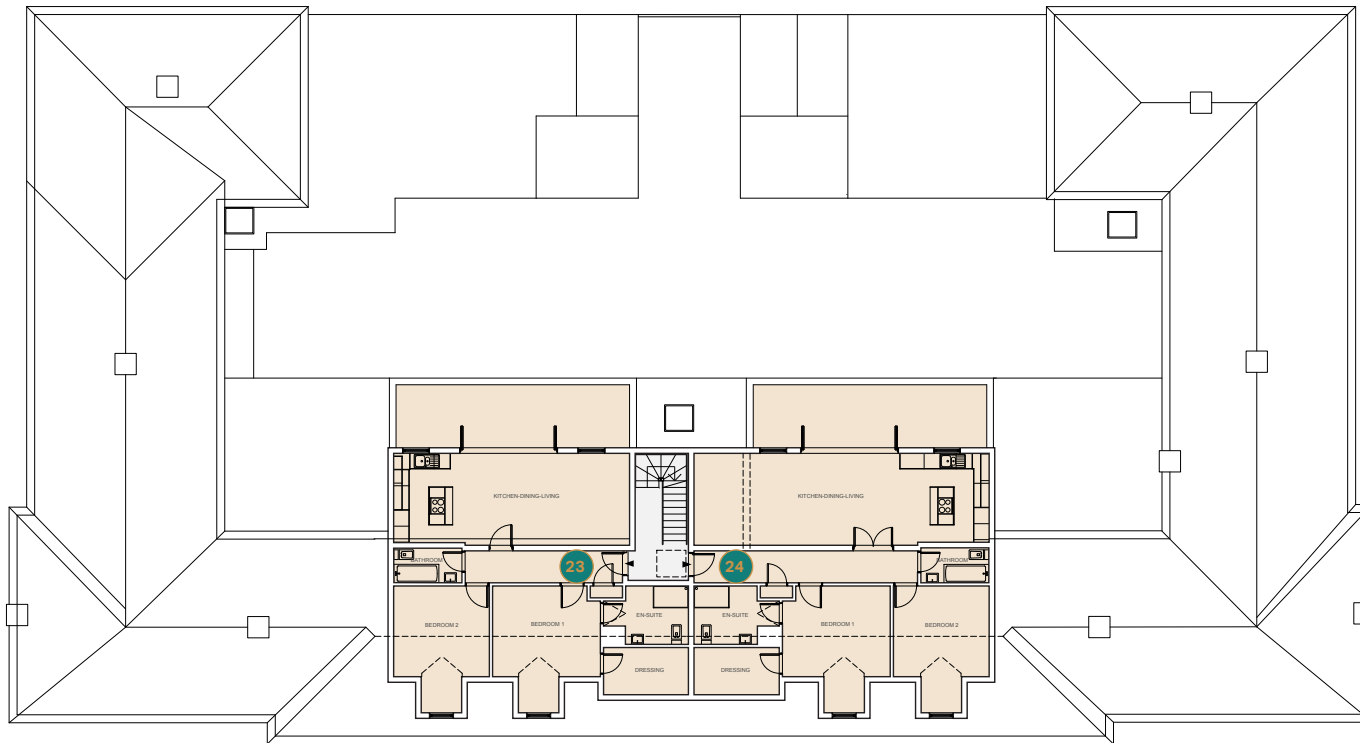
# SECOND FLOOR

## APARTMENT 23

Kitchen-Dining-Living	8.86m x 3.45m	29' 1" x 11' 4"
Bedroom 1	4.05m x 4.76m	13' 3" x 15' 7"
Bedroom 2	3.60m x 4.76m	11' 10" x 15' 7"

## APARTMENT 24

Kitchen-Dining-Living	11.09m x 3.45m	36' 5" x 11' 4"
Bedroom 1	4.05m x 4.76m	13' 3" x 15' 7"
Bedroom 2	3.60m x 4.76m	11' 10" x 15' 7"



## CONNECTIONS FROM COAST TO CITY

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For a coastal town, Folkestone enjoys superb connections to London. The high speed rail service connects rail travellers to both St. Pancras International (in under one hour) in the heart of the capital and mainland Europe via the Eurostar, while the M20 provided a direct link to Ashford, Maidstone and M25/A20 for South East London and beyond.



Travel times are based on minimum journey times available.  
Sources: National Rail and Google maps. July 2021.



**ON FOOT**

The Tower Theatre	5 minutes
St Martin's C of E Primary School	15 minutes
Tesco	15 minutes
Folkestone West Train Station	22 minutes
Sandgate Beach	23 minutes
The Harvey Grammar School	24 minutes

**BY CAR**

Three Hills Sports Park	1.5 miles
M20, Junction 12	1.5 miles
Folkestone Beach	2 miles
Folkestone Harbour	3 miles
Port Lympne Zoo	7 miles
Port of Dover	10 miles

**BY RAIL**

Sandling	5 minutes
Ashford International	14 minutes
Stratford International	45 minutes
London St Pancras	52 minutes
Ramsgate	52 minutes
Sevenoaks	65 minutes

# SPECIFICATION

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## CONTEMPORARY KITCHEN

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- Contemporary wall and base units with T-bar handles by Eaton
- Stone worktops and matching upstands
- Single fan stainless steel oven
- Stainless steel sink with chrome mixer tap
- Neue 4 ring induction hob
- Neue integrated dishwasher
- Neue washer/dryer
- Neue 50/50 integrated fridge/freezer

## BATHROOMS

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- Contemporary bathrooms
- Stylish white sanitaryware with chrome fixtures
- Fully tiled
- Chrome towel rail
- Mirrored cupboards supplied and fitted with electrical point for shaver/tooth brush

## CENTRAL HEATING

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- Underfloor heating with individual thermostats to each room

## FLOORING

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- Laminate flooring to the entrance hall, kitchen/ living room
- Porcelain/ceramic floor tiling all bathrooms and en-suite
- Carpet fitted to the bedrooms

## INTERNET

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- Each home will be Fibre Ready for fast internet

## ELECTRICAL & LIGHTING

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- LED downlights to kitchen area
- LED downlights to bathrooms
- British General slim line accessories
- TV/Sky ready
- Aperta colour video intercom system
- Multi-point locking front doors (only to apartments with a separate entrance)
- Hager dual RCD consumer mains unit
- Linked smoke and heat alarms
- 18th edition compliant

## EXTERNALS

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- Exterior lighting to car park and external areas to provide lighting at night
- Private landscaped courtyard
- Private allocated parking for each apartment, plus visitor spaces

## COMMUNAL AREAS

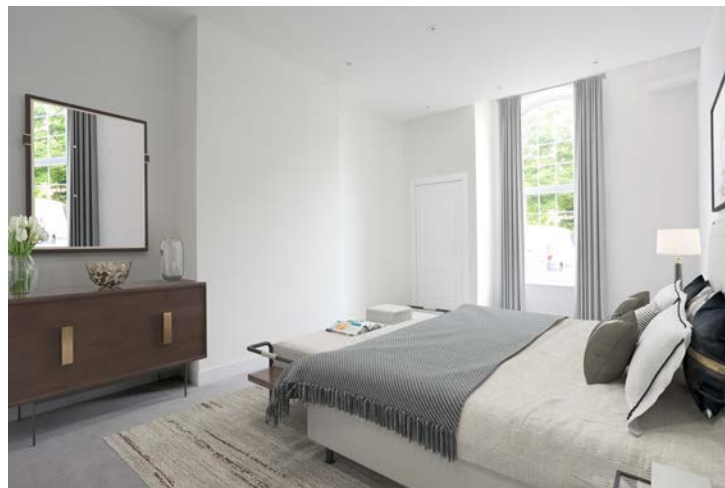
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- JCC Sky disc lighting
- Pin spot emergency lighting system
- Door access control
- Fire alarm system

## TENURE

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- 125 year lease
- 10 year architects certificate warranty





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