



HIGHKILN

TILEKILN LANE HASTINGS

THIRTEEN LUXURY APARTMENTS IN A COMMANDING POSITION WITH STUNNING VIEWS ACROSS OPEN COUNTRYSIDE TO THE SEA



Designer apartments and penthouses each with spectacular views

View from third floor apartments.

## A new concept in designer apartments, created with flair and passion to deliver a superb contemporary living environment in a sought after location.

With a spectacular combination of coastline and rolling Sussex countryside, that's scattered with relics and ruins from the past, 1066 country is home to cosmopolitan seaside and market hilltop towns and villages, rich in maritime history and architectural heritage. Cobbled streets, quaint passageways, historic famous residents, glorious walks and views and a vast choice of eateries, cafés, pubs and bistros are here to be enjoyed.

### HIGHKILN

Located in one of the most commanding positions in its locality, Highkiln is set high up on the eastern edge of Hastings, just a stone's throw from the sought after area of Fairlight.

Each of the two bedroom apartments offers a spectacular vista across open countryside to the sea beyond, while both three bedroom penthouse apartments benefit from the most far reaching panoramic views.

Seamless, contemporary lines feature throughout all kitchens with handleless soft close drawers and doors, whilst each bathroom and ensuite echoes with quality finishes.

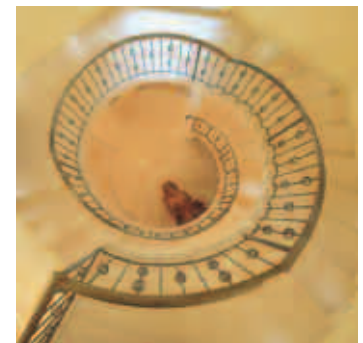
With private garden areas to the lower ground floor apartments and balconies to the upper floors, each property has been carefully designed and finished to create homes with a difference. In addition, the gently sloping grounds extend to approximately one acre with areas of wildflower meadow for all owners at Highkiln to enjoy.

### INTRODUCING TH SMITH

Based in Surrey and established in 2004, award winning T H Smith Construction is a family run boutique development company working on projects throughout London and the South East. We pride ourselves as a highly skilled team on our attention to detail, specialising in all types of construction work including new build and conversion, heritage restoration work, basements, groundworks, structural concrete, hand built kitchens, bathrooms and interiors.

From stunning Grade II listed conversions through to impressive new properties, our team of skilled craftsmen create beautiful homes, both inside and out, in desirable locations.

Photographs show previous TH Smith Construction developments.









## A stroll along the promenade, bedecked with traditional beach huts, to take in the views that stretch for miles along the coastline within a classic seaside setting.

The cosmopolitan seaside town of Hastings is home to the remains of the first castle in England built by William the Conqueror, a picturesque Old Town quarter and a strong local arts community. Its neighbouring villages and towns echo its history and have their own unique charm and quaintness which draws visitors from far and wide. Miles of unspoilt coastline views and Camber Sands with its long stretch of sandy beach make this corner of Sussex a great place to live.

### HASTINGS

The Old Town of Hastings is a charming mix of half-timbered houses, narrow streets and passageways, locally known as 'twittens', which are a delight to explore. A wide range of individual shops, cafés and bistros are in abundance alongside museums, a fish market - much of which is supplied by local boats, stylish contemporary seafood eateries and a stunning art gallery. The vibrant Town Centre features the Priory Meadow shopping centre and a host of high street names and large stores as well as many individual shops along with restaurants and cafés, a cinema and nightclubs. The town has several parks and gardens, a theatre and even an aquarium. Many well known events feature throughout the year including the Jack in the Green Festival, Hastings Beer Festival and the Old Town Carnival.

### SURROUNDINGS

To the east of Hastings, in a superb setting above its surroundings, is the vibrant Market town of Rye. One of the gems of the East Sussex coast, Rye is well known for its quaint and beautifully persevered historic charm, cobbled streets, a rich selection of specialist shops, cafés and eateries amid architectural treasures, narrow passageways and spectacular views.

Just down the hill, protected by a backdrop of stunning sand dunes, is Camber Sands, a wide stretch of sandy beach with miles of unspoilt views of the sand and sea. Just north of Hastings lies the attractive, ancient town of Battle - rich in historical, cultural and elegant charm with its famous Abbey and a diverse mix of attractions, galleries and restaurants.

### EDUCATION

There is a wide range of excellent independent and state schools to choose from, both primary and secondary, around the area. Hastings itself is home to the popular Sussex Coast College for further education and well respected secondary schools, two of which are sponsored by the University of Brighton. The University also offers higher education courses in Hastings.

### GETTING AROUND

The town's bus services are extensive and frequent to all local areas whilst it's mainline rail station provides regular services to London's Charing Cross, London Bridge and Waterloo East stations. The A21 gives access to Sevenoaks and the M25 beyond whilst the A259/A2070 to Ashford and it's International Rail Station to London and the Continent are easily accessible.

## HASTINGS & SURROUNDINGS



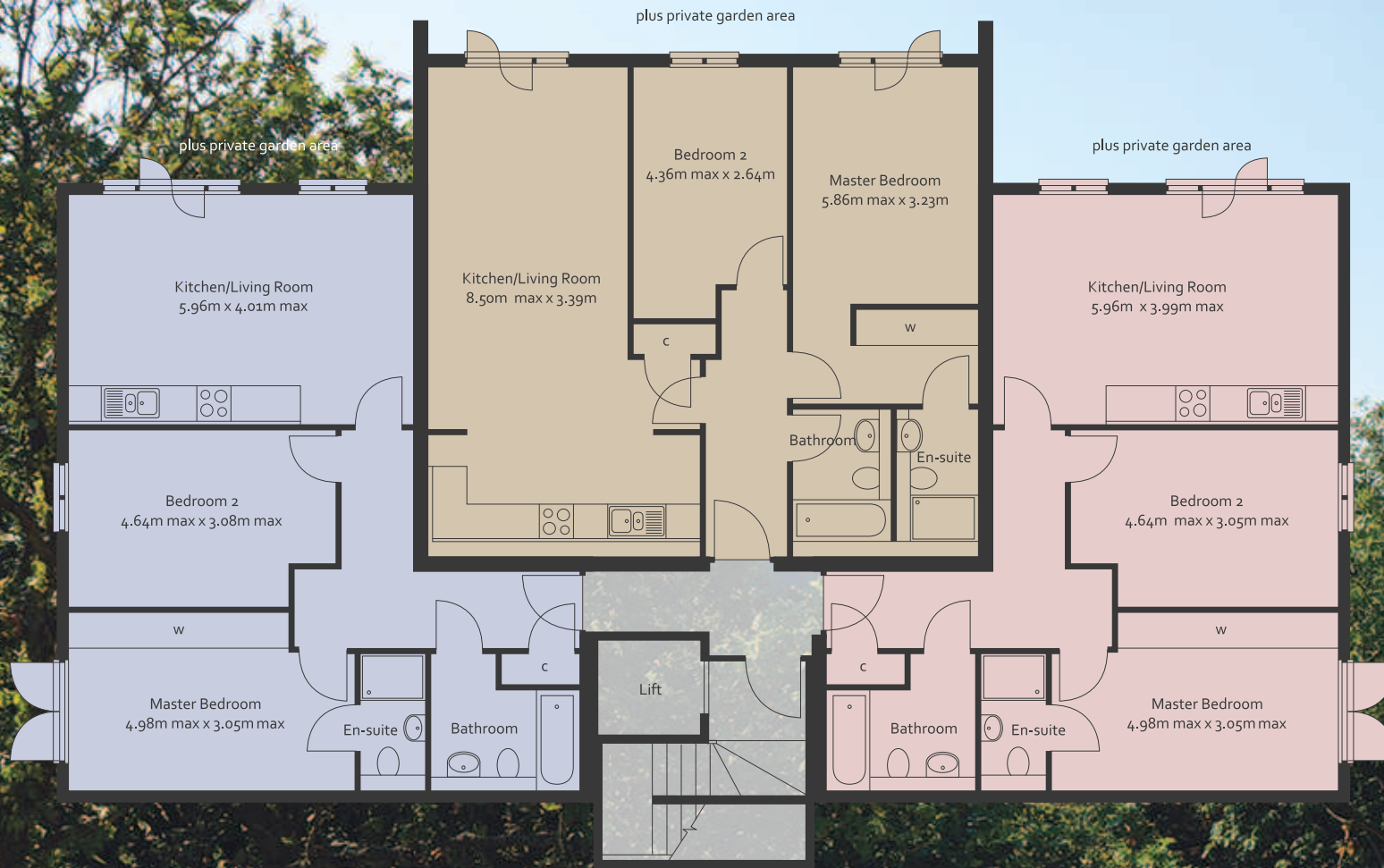
Rye



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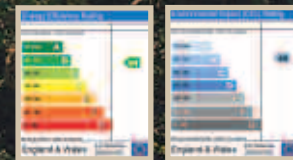
lower ground floor



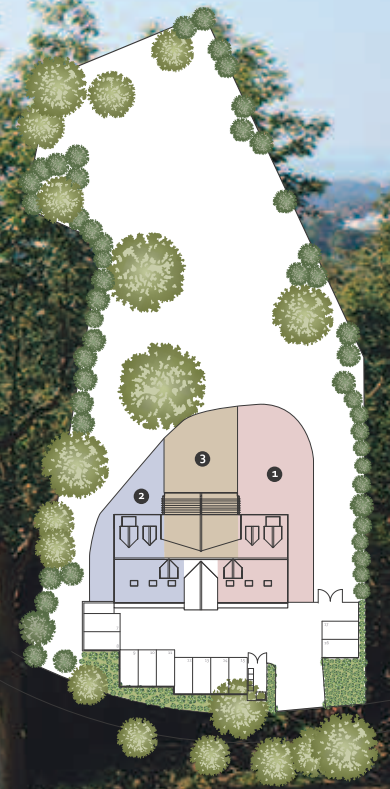
apartment 2



apartment 3



apartment 1



view from ground floor apartments





Each kitchen/living room is positioned to take in the stunning views

Computer generated image shows penthouse 12 and is for illustrative purposes only. Exact finishes must be verified. Floor layouts are not to scale and measurements given must be verified. The developer reserves the right to alter room and floor layouts at any time.



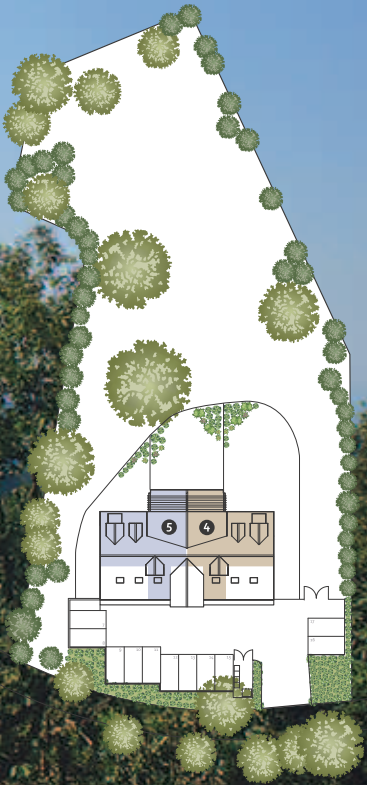
ground floor



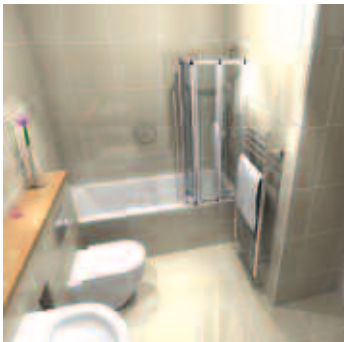
apartment 5



apartment 4



view from ground floor apartments



finishing touches

Smooth clean lines create the perfect kitchen and bathrooms for each apartment and penthouse. Fully fitted kitchens have been individually designed with soft close matt handleless doors and drawers finished in Cornfourth White. Franke Fraganite sinks and Siemens integrated appliances complete the look. Contemporary bathroom suites are from Laufen Pro\* fitted with quality Grohe\* fittings including precision thermostatically controlled showers and ceramic tiling and flooring.

#### Kitchens

- Fully fitted kitchens by Maag Kitchens with matt handleless soft close doors and drawers in Cornfourth White
- Bamboo worktops with upstands
- Under unit LED lighting
- Franke Fraganite stainless steel sinks with Olympus silk steel taps
- Glass splashbacks behind hob
- Siemens integrated appliances including dishwasher, washing machine and microwave

#### Bathrooms | En suites | Cloakrooms

- Laufen Pro\* contemporary bathroom suites
- Ceramic tiled floors and half height ceramic tiling to walls
- Heated chrome finish towel rail

#### Interiors

- Oak laminate fitted wardrobes provided to all master bedrooms with brushed stainless steel handles
- Quality oak laminate flooring to kitchen diner areas with neutral coloured carpeting throughout remaining areas
- Fire rated flat panel oak veneer doors throughout with brushed stainless steel door furniture
- Neutral finish to walls, ceilings, architraves and skirtings throughout
- LED lighting throughout
- Brushed stainless steel switch plates and door furniture throughout
- Generous TV, telephone, light and power points

#### Heating

- AA\* rated electric combi boilers throughout with standard convection radiator central heating throughout

#### Exteriors

- Private gardens to lower ground floor apartments
- Decked balconies to all other apartments offering sea views
- One acre fully landscaped communal garden
- Apartments 4 & 5 and penthouses 12 & 12a each benefit from an allocated garage with the remaining two garages sold by separate negotiation

#### Media

- Pre-wired for TV, telephone, broadband and communal satellite dish installation

#### Security

- Video entry system
- Mains-fed smoke detectors with battery back-up

#### Guarantee

- LABC Buildmark warranty

#### Lease

- Each property has a 125 year lease

Specification is for guidance only and images shown are for illustrative purposes only. Computer generated images show typical kitchen and bathroom layouts. Floor layouts are not to scale and measurements given must be verified. The developer reserves the right to alter room and floor layouts at any time. \*Or similar.





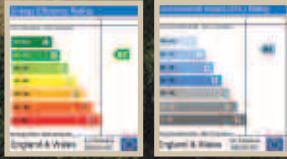
first and second floors



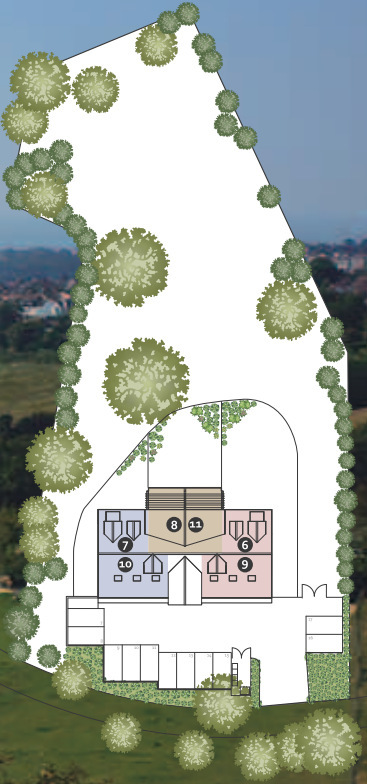
apartments 7 10



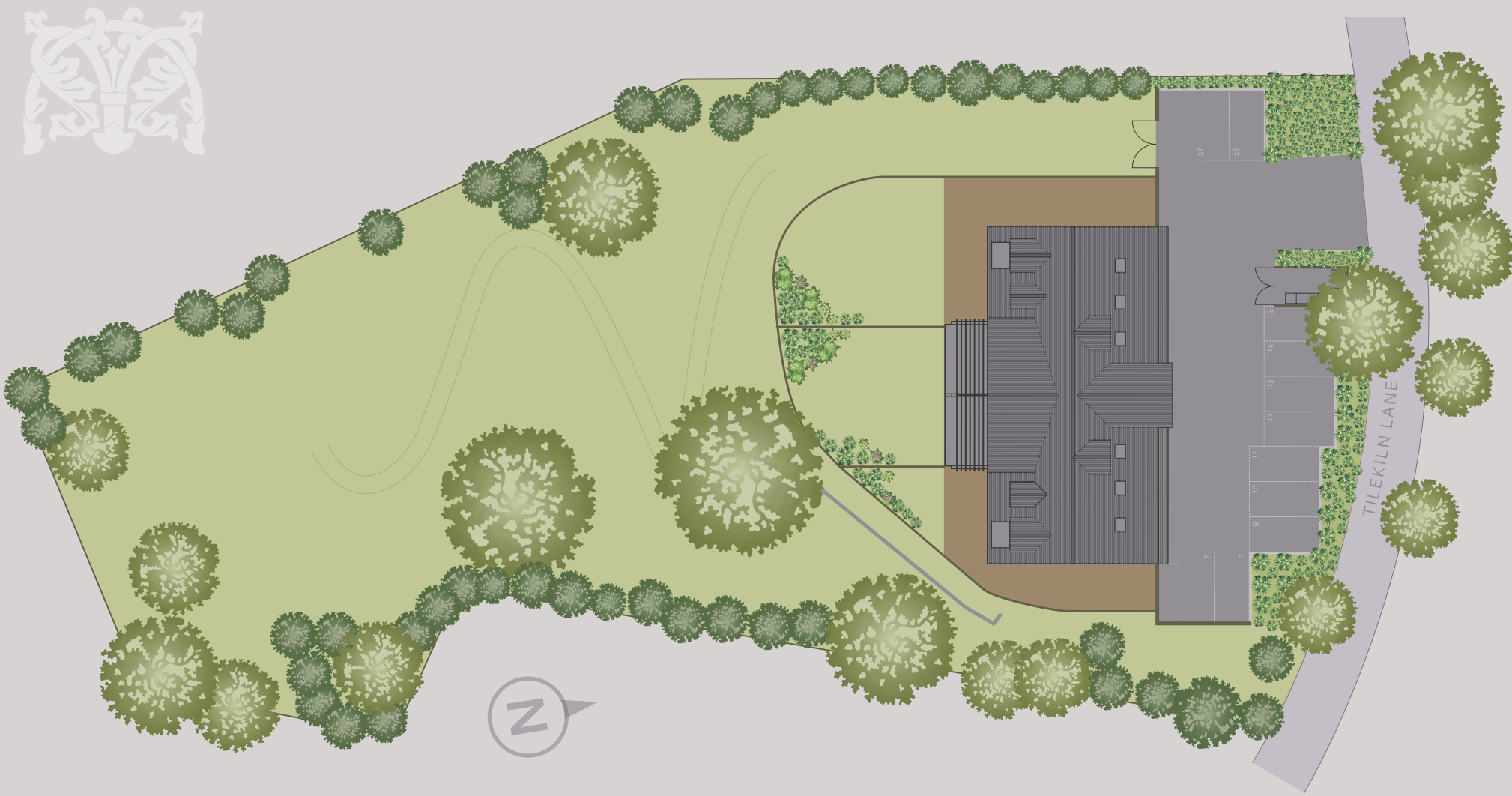
apartments 8 11



apartments 6 9



view from second floor apartments



site layout

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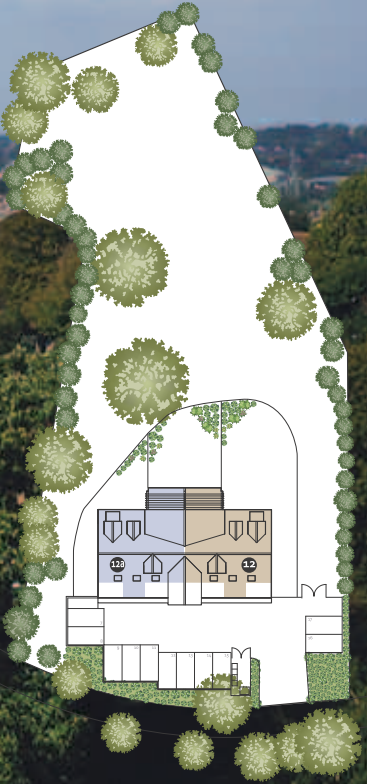
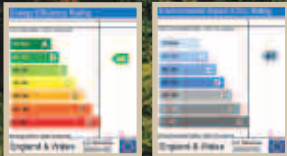
third floor



penthouse 12a



penthouse 12



view from third floor penthouses



From Hastings mainline station by rail

Royal Tunbridge Wells	37m
Brighton	1h 06m
London Bridge	1h 24m
London Waterloo East	1h 28m
London Charing Cross	1h 32m

From Hastings by road

Bexhill-on-Sea	5.4 miles
Battle	6.8 miles
Rye	12.8 miles
Eastbourne	17.3 miles
Royal Tunbridge Wells	28.6 miles

Sources: [theaa.com](http://theaa.com)/[nationalrail.co.uk](http://nationalrail.co.uk)



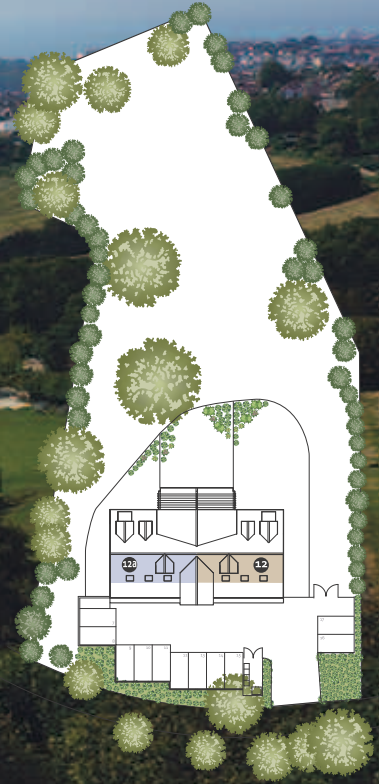


mezzanine

penthouse 12a



penthouse 12



view from third floor penthouses



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