



Seasalter Meadows

Where village life meets coastal living





Welcome to Seasalter Meadows

Beautifully designed homes close to the coast and countryside

Introducing Seasalter Meadows, a brand new development situated 2 miles from Whitstable that features a collection of 2, 3 and 4 bedroom shared ownership homes. With high-quality specifications and contemporary architecture, these homes are thoughtfully designed to complement the semi-rural landscape.

The perfect blend of coastal and country living, Seasalter Meadows provides a charming village atmosphere with a range of local amenities and more shops to explore nearby. Its location offers access to the beach, while also being conveniently close to the bustling town of Whitstable.

Homes at Seasalter Meadows include car ports or allocated parking to each home, contemporary kitchen units with integrated appliances at no extra cost, and quality flooring is included as standard. Hyde New Homes, with over 13 consecutive years of customer satisfaction, provides an experienced in-house sales team to assist with the home buying process.

The creation of a superb range of family homes in a coast and countryside location, good local schools, high quality specification and affordability have proven to be a winning combination and Seasalter Meadows ticks all the right boxes.

Enjoy a tranquil lifestyle at Seasalter Meadows – a community you can really grow into.



Connect with nature

Embracing its natural surroundings, Seasalter Meadows will feature an impressive four-hectare biodiversity area, carefully designed to protect and enhance local wildlife. Expansive green open spaces, including equipped play areas, will provide residents with room to breathe, relax, and connect with the outdoors. With the beach just moments away, homeowners can easily embrace a healthy and active coastal lifestyle, enjoying seaside strolls and the refreshing sea air.

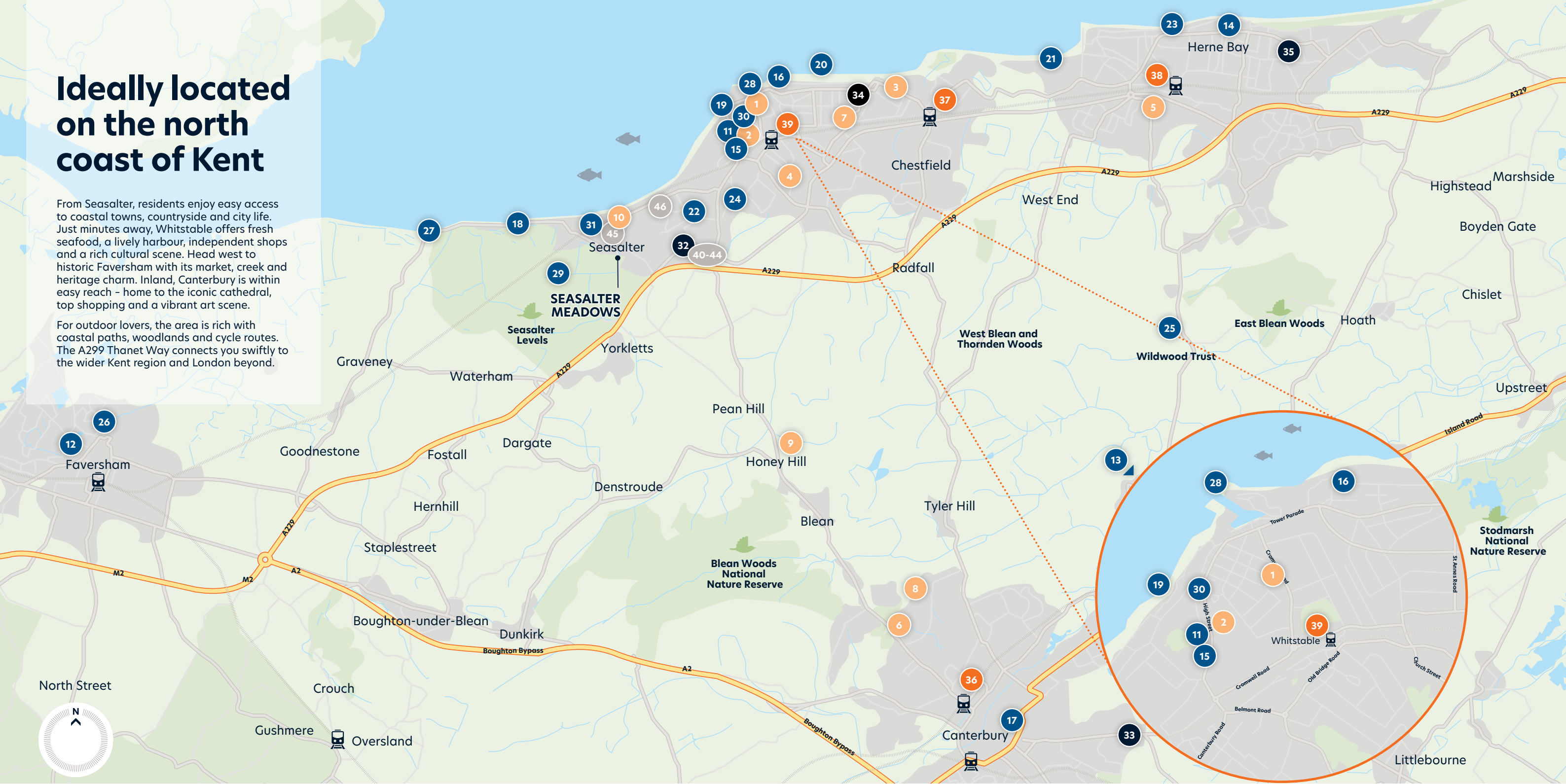
Hyde New Homes is committed to building sustainable homes. You can expect these properties to incorporate modern construction techniques and materials aimed at maximising insulation and reducing energy consumption. Inside, each home will be designed with modern life in mind, maximising space and featuring thoughtful finishing touches throughout.

Seasalter Meadows is more than just a collection of houses; it's envisioned as a thriving community where neighbours can connect and grow. The development's location on the edge of Seasalter village ensures easy access to local amenities, fostering a strong sense of community. Furthermore, its proximity to the vibrant town of Whitstable offers a wealth of nearby places to relax, eat, drink and explore, ensuring residents enjoy a rich and fulfilling lifestyle.

Ideally located on the north coast of Kent

From Seasalter, residents enjoy easy access to coastal towns, countryside and city life. Just minutes away, Whitstable offers fresh seafood, a lively harbour, independent shops and a rich cultural scene. Head west to historic Faversham with its market, creek and heritage charm. Inland, Canterbury is within easy reach – home to the iconic cathedral, top shopping and a vibrant art scene.

For outdoor lovers, the area is rich with coastal paths, woodlands and cycle routes. The A229 Thanet Way connects you swiftly to the wider Kent region and London beyond.



- Education**

 - 1. Westmeads Community Infant School
 - 2. Seasalter Endowed Church of England Junior School
 - 3. Swalecliffe Community Primary School
 - 4. The Whitstable School
 - 5. Herne Bay High School
 - 6. St Edmund's School
 - 7. Whitstable Forest School
 - 8. University of Kent
 - 9. Meadow Grange Nursery
 - 10. Little Oaks Nursery
- Landmarks, Leisure & Hospitality**

 - 11. Playhouse Theatre, Whitstable
 - 12. The Royal Cinema
 - 13. Peekaboo Playhouse
 - 14. The Seaside Museum, Herne Bay
 - 15. Whitstable Community Museum & Gallery
 - 16. Whitstable Castle & Gardens
 - 17. Canterbury Cathedral
 - 18. Seasalter Beach
 - 19. Whitstable Beach
 - 20. Tankerton Beach
 - 21. Studd Hill Beach
 - 22. Columbia Park
 - 23. Herne Bay Pier
 - 24. Oyster Coast Watersports
 - 25. Wildwood Trust
 - 26. Faversham Creek
 - 27. The Sportsman
 - 28. The Lobster Shack
 - 29. Seasalter Levels
 - 30. Wheelers Oyster Bar
 - 31. The Oyster Pearl
- Health Facilities**

 - 32. Estuary View Medical Centre
 - 33. St Martin's Hospital
 - 34. Whitstable and Tankerton Hospital
 - 35. Queen Victoria Memorial Hospital
- Transport**

 - 36. Canterbury West Railway Station
 - 37. Chestfield & Swalecliffe Station
 - 38. Herne Bay Station
 - 39. Whitstable Station
- Shopping**

 - 40. M&S
 - 41. Aldi
 - 42. Starbucks
 - 43. Pets at Home
 - 44. Halfords
 - 45. The Co-op Seasalter
 - 46. Seasalter Post Office



So much to enjoy
on your doorstep

1

Love living local

Everyday essentials

The village of Seasalter faces the Isle of Sheppey across the estuary of the River Swale, north of Canterbury. Historically, Seasalter was significant for salt production in the Iron Age and later had connections to the Archbishop of Canterbury. Today, it's a largely residential area, popular for its tranquil environment and coastal setting.

Nearby, there is a long shingle beach that reveals a large expanse of flat sand as the tide recedes. It's less crowded than other nearby beaches and is popular for walking, birdwatching and watersports.

Families with young children will have a range of schools nearby, including Westmeads Community Infant School and Seasalter Endowed Church of England Junior School. For older students, The Whitstable School provides secondary education options within close proximity.

The neighbouring town of Whitstable, just over 2 miles away, is famous for its oysters and holds an annual Oyster Festival in September. It offers a rich maritime history, a strong arts culture and various amenities, including shops, restaurants and the Whitstable Museum and Gallery.

If you're in the mood for some high quality food nearer to home, stop in at The Sportsman, a Michelin-starred restaurant located on the coastal road in Seasalter, renowned for its locally sourced ingredients and fine dining experience.



Images

- 1. Seasalter public footpath
- 2. The Oyster Pearl Pub, Seasalter
- 3. Seasalter beach
- 4. The Sportsman Pub, Seasalter





Love living local

Coast and country



The area surrounding Seasalter offers a rich tapestry of food, culture, history and activities. Food enthusiasts will delight in the proximity to Whitstable, a renowned culinary destination celebrated for its fresh oysters and seafood. Numerous restaurants and pubs line the harbour and high street, offering everything from traditional fish and chips to innovative gastronomic experiences. Beyond seafood, the fertile Kent countryside yields an abundance of fruit, vegetables and locally brewed beverages, often featured in farmers' markets and independent eateries.

Culturally, the area boasts a vibrant arts scene, particularly in Whitstable, with numerous galleries. History is palpable, from the ancient St. Alphege Church in Seasalter to the medieval streets and Canterbury Cathedral, a UNESCO World Heritage Site, just a short drive away. Faversham also offers historical charm with its well-preserved architecture and connections to gunpowder production. For activities, the coastline provides ample opportunities for sailing, watersports, and leisurely walks along the beaches and the Seasalter Levels nature reserve. Inland, the Kent Downs Area of Outstanding Natural Beauty offers scenic trails for hiking and cycling, while historic castles like Canterbury Castle and Whitstable Castle provide glimpses into the region's past.

Images

1. Whitstable Old Town
2. Wheeler's Oyster Bar, Whitstable
3. Whitstable Harbour
4. Whitstable Beach



Love living local

Top destinations



Columbia Park

27 Columbia Ave, Whitstable CT5 4EH

This park offers open areas for a bit of fresh air, dog walking, and enjoying the outdoors. It provides a valuable space for leisure and community activities within easy reach for those living in Seasalter Meadows.

Whitstable Beach

32 Island Wall, Whitstable CT5 1ER

This beach embodies the charm of a traditional British seaside, lined with colourful beach huts and fishing boats pulled ashore. It's a popular spot for walking, enjoying the sea air, and offers opportunities for windsurfing and sailing, with the Whitstable Yacht Club located nearby. The iconic Old Neptune pub sits right on the beach, providing a perfect spot to enjoy a drink and watch the sunset.



Herne Bay Pier

Central Parade, Herne Bay CT6 5JN

Visitors can enjoy traditional amusements like a carousel and helter-skelter, alongside arcades and carnival games. The pier is also home to a "Pier Village" with colourful retail huts selling crafts, gifts, and souvenirs. Food lovers will find various options from fish and chips to sweet treats, and even a tiny pub with sea views. Crabbing is a popular activity at the pier's end, and events like live music and family discos are often held, making it a lively destination for all ages.

The Oyster Pearl

185 Faversham Rd, Seasalter CT5 4BJ

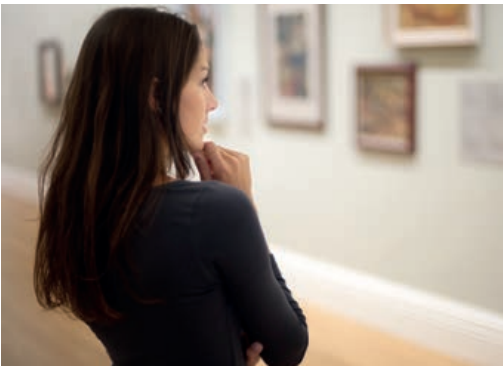
A restaurant that, as its name suggests, specialises in fresh oysters and other seafood dishes. Situated in the village, it offers a relaxed dining atmosphere where patrons can enjoy the taste of the sea, sourced locally. It serves as a convenient option within Seasalter Meadows for those seeking to indulge in the area's renowned seafood.



Whitstable Community Museum & Gallery

5A Oxford St, Whitstable CT5 1DB

A charming, volunteer-run museum dedicated to capturing the rich history of Whitstable and its surrounding areas, including Seasalter. It offers insights into the town's maritime past, particularly its famous oyster industry, as well as exhibits on local fishing, diving heritage (including early diving equipment invented locally), and even features one of the world's oldest steam locomotives, the Invicta.



Oyster Coast Watersports

The Haven, Harbour, Whitstable CT5 1AB



If you're looking to pick up a new hobby, you've got a recognised water training centre close to home. They offer a variety of water-based activities and courses, including power boating, sailing, kayaking, and stand-up paddleboarding lessons, tours, and rentals. They also run boat trips for seal spotting and visiting the Maunsell Forts, providing opportunities to explore the local coastline and enjoy the waters just beyond Seasalter Meadows.

The Sportsman

Faversham Rd, Seasalter, Whitstable CT5 4BP

The Sportsman in Seasalter is a relaxed, award-winning coastal pub known for its seasonal British fare and unfussy charm. Tucked away on Faversham Road with sweeping sea views, it combines rustic character with a refined dining experience. The pub welcomes walkers, families, and dogs alike, creating a warm, unpretentious atmosphere that's both down-to-earth and quietly special. Whether for a celebratory meal or a casual pint after a beach stroll, The Sportsman remains a treasured local spot.



Whitstable Castle & Gardens

Whitstable Castle, Tower Hill, Whitstable CT5 2BW



Whitstable Castle, also known as Tankerton Towers, is a charming Victorian Gothic-style mansion set within beautiful public gardens overlooking the coast. It offers a glimpse into Victorian life with its elegant architecture and historical connections to the Pearson family. The surrounding Tankerton Slopes provide stunning sea views and access to the unique "Street," a natural shingle ridge exposed at low tide. The gardens themselves are a delightful space to explore, featuring lawns, flower beds, and woodland areas, often hosting local events and providing a peaceful retreat for visitors.

Connections

Easy travel by foot, bike, bus and rail.

Seasalter offers a walkable coastal village environment with local shops and eateries, well-connected to nearby key locations. Regular bus services and pleasant coastal paths provide easy access to the bustling town of Whitstable to the east, the historic market town of Faversham to the west, and the cathedral city of Canterbury inland. Whitstable’s station offers onward rail connections, making it convenient for residents to explore the wider Kent region by both public transport and car.

On Foot

The Co-op Seasalter	11 min
Little Oaks Nursery	11 min
Seasalter Levels Nature Reserve	13 min
Seasalter Post Office	16 min
Estuary View Medical Centre	20 min

By Bike

Starbucks	4 min
Columbia Park	6 min
Whitstable Town Football Club	10 min
Seasalter Beach	11 min
Harbour Market Whitstable	12 min
The Whitstable School	13 min



Development layout

Seasalter Meadows is a beautifully located new development nestled in the village of Seasalter, on the edge of Whitstable.

These 120 contemporary 2, 3 and 4 bedroom shared ownership homes offer a seamless blend of coastal charm and countryside tranquillity, all within easy reach of local amenities and transport connections.

With the village centre, major road links, rail station and local bus routes nearby, you're able to explore and discover everything that's around you.

-  The Fieldstone (2 bedroom house)
-  The Rushmead (3 bedroom house)
-  The Hazelford (3 bedroom house)
-  The Brookridge (3 bedroom house)
-  The Meadowgate (4 bedroom house)
-  The Moorbank (4 bedroom house)
-  Homes for Affordable Rent
- C** Car ports
- VP** Visitor Parking

Whitstable
Railway Station
20 mins by bus

Canterbury
19 mins by car or
45 mins by bus

Margate
23 mins by train



Marketing
Suite
Show
Home

West beach
11 mins cycle

Ramsgate
31 mins drive

Yorkletts
12 mins by bus

Note: Please ask your Sales Consultant for current availability as these homes will be released in phased sequence. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Consultant prior to reservation. Travelling times taken from google.co.uk/maps and are approximate only.

A look inside

Specification

Apply your own personal style to a contemporary, stylish backdrop, offering high specification fixtures and finishes as standard. Light-filled spacious rooms are complemented with high quality flooring. Modern kitchens are fully streamlined with integrated, energy-efficient kitchen appliances.

Kitchen

- Matt finish kitchen units
- Laminate worktop with matching upstand
- Splashback to rear of hob
- Stainless steel 1.5 bowl sink
- Chrome monobloc single level mixer tap
- Electric single oven to 2 and 3 bedroom homes and electric double oven to 4 bedroom homes
- Induction hob to 2, 3 and 4 bedroom homes
- Extractor hood
- Integrated dishwasher to 3 bedroom and 4 bedroom homes
- Integrated fridge/freezer
- Washing machine to 2 and 3 bedroom homes, washer dryer to 4 bedroom homes
- Utility room to selected 3 bedroom homes and all 4 bedroom homes
- LED under pelmet lighting strip

Bathroom, cloakroom and en suite (where applicable)

- Roca white suite
- Water saving chrome monobloc tap
- Wall mounted thermostatic shower mixer tap over bath and in shower to en suites
- Glass bath/shower screen
- Illuminated demisting mirror with in built shaver socket to 4 bedroom homes
- Porcelanosa floor tiles to shower and bathrooms
- Porcelanosa wall tiles to bathroom and showers



General

- White matt emulsion to walls and ceilings
- White satin finish to woodwork
- Chrome door ironmongery
- Built-in wardrobe to master bedroom in 3 and 4 bedroom homes
- Amtico floor to kitchen, living/dining and hallway
- Neutral carpet to bedrooms
- Fibre data point wired to living room
- Allocated parking and carports to specific plots – refer to development layout
- Turf finish to gardens to all houses

Energy, security and peace of mind

- PV solar panels to selected homes
- Electric vehicle charging points to all plots
- Double glazed windows
- Extract ventilation
- Smoke and heat detectors
- White LED downlights in all rooms excluding bedrooms
- White pendant light to bedrooms
- Low energy PIR security light
- LABC build warranty

 Please refer to separate insert for finishing details of individual plots.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Digital Markets, Competition and Consumer Act 2024. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

Buying your new home

Our in-house team of Sales Consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

Shared ownership

Shared ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share of your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent settings, purchasing more equity, selling and insurance. You will have these responsibilities as a full owner occupier.

You can also find out more on our website:

hydenewhomes.co.uk



To find out more about the home buying options we offer visit hydenewhomes.co.uk

My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments
- ✓ Track and sign key home buying documents from reservation all the way to completion and aftercare

Shared ownership explained

Who's eligible?

Anyone with a household income of under £80,000 per year.

How does shared ownership work?

- The minimum initial share you can buy in a new home is 25%
- The maximum initial share you can buy is 75%
- You will only need a deposit for the share you buy
- As a shared owner you will be a leaseholder
- You will pay a mortgage on the share you buy and a subsidised rent to Hyde on the remaining share
- The leases on our new build homes are typically 999 years

How does staircasing work?

- You can buy more shares in the future until you own your home outright
- Once you own your home outright, you will no longer pay rent, but you will carry on paying the relevant service charges

"Shared ownership has worked out really well for us - it enables you to get so much more than you think you can. We have used shared ownership to create a brilliant life for our children"

Purchaser at Whitstable Heights.



Why Hyde New Homes?

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit hyde-housing.co.uk.

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home.

Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

Hyde New Homes has achieved Gold at the Customer Satisfaction Awards for the thirteenth consecutive year. The 2026 award criteria focuses on overall home buyer satisfaction based on what is important to customers at every stage of their home buying journey: communication throughout the buying process, condition of the home at handover, defect resolution, and likelihood to recommend to others.

Hyde New Homes also achieved the coveted Net Promoter Score of 71.9, reflecting high levels of customer recommendation and underlining the company's ongoing commitment to delivering an exceptional home buying experience.

The Hyde Difference

- Over 90% customer satisfaction for thirteen consecutive years
- High-quality finishes as standard
- 999-year lease for long-term security
- Quality flooring included
- Modern kitchens with integrated appliances
- Turfed gardens (where applicable)



What our customers say

"As an environmentally-conscious person and trying to save money where I can, the environmentally-friendly features at Spring Acres were a real bonus. I'm looking to get an electric vehicle in the future, so the chargers were a real selling point for me."

Purchaser at Spring Acres, Sittingbourne





Directions to Seasalter Meadows

Sat Nav Address: CT5 4FY



Driving to Seasalter Meadows

From Whitstable

- Take B2205 and Joy Lane towards Church Lane in Seasalter for 2.2 miles
- Turn onto Church Lane

From Canterbury

- Follow A28 to Rheims Way/A290 for 0.5 miles
- Get on Dover Rd/A2 in Upper Harbledown from A2050 for 2.3 miles
- Follow A2 and Thanet Way/A299 to Church Lane. Take the exit towards Whitstable/B2205/Canterbury/A290 from Thanet Way/A299 for 9.5 miles
- Turn left onto Church Lane



hydenewhomes.co.uk

01227 531901

Details correct at time of publication: August 2026

Hyde New Homes terms and conditions apply. Images indicative only. Shared ownership - Terms and conditions apply. This scheme with Hyde New Homes is subject to status and eligibility criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. This scheme cannot be used in conjunction with any other offer and is available on selected plots only. Please speak to a member of our sales team for more details. Distances and travel times taken from google.co.uk/maps and are approximate only.