



17, The Pinnacles, Chatham

**£650,000**

Welcome to this impressive and beautifully presented five-bedroom home, ideally positioned within the highly sought-after community of St Mary's Island. Arranged over three spacious floors, the property offers elegant interiors, generous proportions, and an abundance of natural light throughout — perfectly suited to modern family living.

The ground floor has been thoughtfully designed for both everyday comfort and entertaining. It features a welcoming lounge, a separate formal dining room, and a fully fitted contemporary kitchen which flows seamlessly into an additional reception area and a separate WC — ideal for family gatherings, social occasions, or relaxed evenings at home.

On the first floor, four well-proportioned bedrooms are complemented by a stylish family bathroom and en-suite to bedroom two. This property provides excellent practicality and space for a growing family. The second floor is dedicated entirely to the luxurious principal suite, creating a peaceful private retreat. This impressive space benefits from built-in eaves storage, a beautifully appointed en-suite bathroom, and an elegant dressing room that could also be utilised as a home office or study.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn, offering a safe and private outdoor space for children and entertaining. A detached double garage provides secure parking or additional storage, while further off-road parking enhances convenience. This exceptional home combines space, style, and a prime location, making it a superb opportunity to secure a prestigious family residence in one of Medway's most desirable waterfront communities.

Tenure – Freehold

EPC Rating – C

Council tax band – F





## ST MARY'S ISLAND

St. Mary's Island always feels like a retreat from the norm and driving home over the bridge, past the beautiful yachts in the marina, you can finally take time to breathe. The Island is a development that forms part of the 350-acre Chatham Maritime regeneration project, with over 20 acres of open space incorporated in to the design, linked by footpaths and cycle paths. Inspired design is evident everywhere, with the environment, the community and the new homes having all been carefully planned to make this a lovely place to live.

### IT'S THE IDEAL FAMILY LOCATION.

The Island primary school makes family life a breeze, with everything you might need within easy reach, including three children's outdoor play areas, a doctor's surgery, pharmacy and community centre.



Approximate total area<sup>(a)</sup>

2048 ft<sup>2</sup>  
190.3 m<sup>2</sup>

Reduced headroom  
57 ft<sup>2</sup>  
5.3 m<sup>2</sup>

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed.

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(a) Excluding balconies and terraces

Reduced headroom  
Below 5 ft (1.5 m)

Calculations reference the RICS (PMR)  
(C) standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GRAFFE360



ISLAND HOMES ESTATE AGENTS

Unit 8D, Pier 5,  
Dock Head Road,  
Chatham Maritime,  
Kent, ME4 4ZJ

Tel: 01634 892828  
Email: admin@islandhomeskent.co.uk

[islandhomeskent.co.uk](http://islandhomeskent.co.uk)