

THE VIEW
THE SEA
THE PLACE
THE BAY



FORTYONE

13 LUXURY SEAFRONT APARTMENTS
41 CENTRAL PARADE, HERNE BAY, KENT



Welcome to
Herne Bay
on the
Kent Coast

41 Central Parade consists of thirteen stunning luxury apartments beautifully designed in a range of styles and sizes.

Situated overlooking the bay, #41 complements the unspoilt charms of Herne Bay's Victorian seafront heritage, coupled with excellent travel connections just a few minutes' walk away, #41 offers all the ingredients for a perfect life by the sea.

The dream starts
now...



A LITTLE KNOWN JEWEL . . .

The sea, once it casts its spell,
holds one in its net
of wonder forever.

JACQUES COUSTEAU



This vibrant Victorian seaside resort is tipped as Kent's next property hotspot.

Herne Bay began as a small shipping community, receiving goods and passengers from London en route to Canterbury and Dover. The town rose to prominence as a seaside resort during the early 19th century after the building of a pleasure pier and promenade by a group of London investors, and reached its heyday in the late Victorian era.

Today Herne Bay is a popular, bustling, seaside town retaining much of its original character and charm. It boasts many hidden gems for you to discover such as the quaint traditional tea rooms and restaurants, the not so hidden first freestanding purpose-built Clock Tower (built in 1837), the impressive King's Hall, The Seaside Museum and many more.

With two miles of coastline, a sand and shingle beach, colourful beach huts, seafront gardens, a pier and bandstand, Herne Bay is the epitome of the traditional British seaside resort.

One of the oldest buildings in Herne Bay is the late 18th-century inn The Ship, which served as the focal point for the small shipping and farming community that first inhabited the town.

Herne Bay Festival happens every August with ten days of almost every event being free, including live music, performance, creative commissions, cultural treats, family fun, workshops, competitions, walks, talks, exhibitions and family entertainment.

Nearby are the popular harbour market town of Whitstable, famous for its oyster festival, and the city of Canterbury, home to the world famous Cathedral, Whitefriars Shopping Centre and the Marlowe Theatre.

One third of Kent is officially designated as an area of outstanding natural beauty making it the perfect place to explore and make cherished memories.

There's nothing like the peace of the countryside, the quiet and the lack of distraction. It helps you to focus your mind.

JENNY NIMMO

...NESTLING IN THE GARDEN



THE VIEW THE SEAT THE PLACE THE BAY

Available in 2019, 41 Central Parade, Herne Bay comprises a collection of 13 spacious 2 and 3 bedroom, luxury seafront apartments with magnificent views of the bay. Inspired by and sympathetically designed to complement the existing Georgian architecture, Number 41 offers modern apartment and penthouse style living filled with an abundance of natural light and possibility.

Located close to the popular locations of Canterbury and Whitstable, Herne Bay is without doubt a little known jewel on the south coast of the Thames Estuary. With excellent travel connections a short walk away, #41 offers all of the ingredients for an idyllic relaxed life by the seaside whilst remaining in touch with all that city life has to offer.



THE FINER POINTS

Nestled amongst impressive Victorian and Georgian seafront town houses with magnificent views of the bay, #41 Central Parade provides spacious luxury accommodation with no compromise in the finer detail or quality.

The utmost consideration has been given to achieving a level of comfort and tranquility you would expect and deserve in your new home.

#41 is your haven.

A place to retreat, relax and unwind.



A N O V E R V I E W

KITCHENS

- Professionally designed Nolte kitchens
- LED under cabinet and plinth lighting
- Siemens or Bosch* Integrated Appliances throughout including:
 - Multifunction Oven
 - Induction Hob
 - Extractor
 - Microwave
 - Dishwasher
 - Fridge Freezer
 - Wine Cooler
 - Blanco Cube Pendant extractor fans in the top floor penthouse apartments
- Glass splash backs
- Quartz worktops
- Recessed LED downlights
- Inset sinks with three way mixer tap

BATHROOMS & EN-SUITES

- Professionally designed bathrooms
- Contemporary luxury sanitaryware
- Mirrored wall panels
- Thermostatic shower/mixer valves to showers
- Carrara Marble tiled showers with flush slot drains
- Recessed LED downlights
- Under cabinet lighting
- Recessed LED mirror lights
- Heated towel rails
- Carrara Marble tiledwalls and floors

INTERNAL APARTMENT FINISHES

- Shadow gap skirting and door architraves
- Velfac composite external doors and windows
- Modern flush internal doors

- Planked or chevron* engineered oak hardwood flooring throughout living and communal areas
- Brushed stainless steel Ironmongery including electrical switches and sockets throughout
- Integrated USB ports in bedrooms plug sockets
- 100% wool carpet to bedrooms

ELECTRICAL & MECHANICAL

- New combi boiler to each apartment
- "Wet" underfloor heating system throughout
- Full integrated or ready for installation* Bluetooth enabled speakers located throughout each apartment.
- Sky TV points as standard with communal dish on the roof.
- Super-fast internet connection

COMMUNAL AREAS

- Honed sandstone to communal areas
- Feature glazed curtain wall to communal stairs
- Full glazed partitioning in communal areas

EXTERNAL AREAS

- RHS Chelsea Flower Show designed front landscaped area with entertaining areas and communal BBQ
- Bespoke "oversized" front door to the main entrance
- Secure Central Parade entrance
- Gated off street parking
- Frameless balcony glazing
- Dedicated bin store
- Ecodek composite decking to balconies

10 year new build warranty

*subject to change

SPACE TO LIVE

A LIVING ROOM

All the rooms at #41 have been designed in meticulous detail with your comfort in mind, a place to really feel at home and relax in.

Thanks to the generously tall windows you can bask and flourish in the abundance of natural light, enjoy the complementary colours and textiles, and unwind in the sensory experience that is your space to live.



Left:
Understated elegance abounds
in the living space.

Top and above:
Opulent kitchen fixtures and fittings
bathed in natural light from the
generous windows and open
plan layout.

ROOM TO BREATHE

SPACE IS THE BREATH OF ART

The bedrooms at #41 are both beautiful and practical. Creative attention to the use of space ensures that this is the room where comfort greets and restores you.

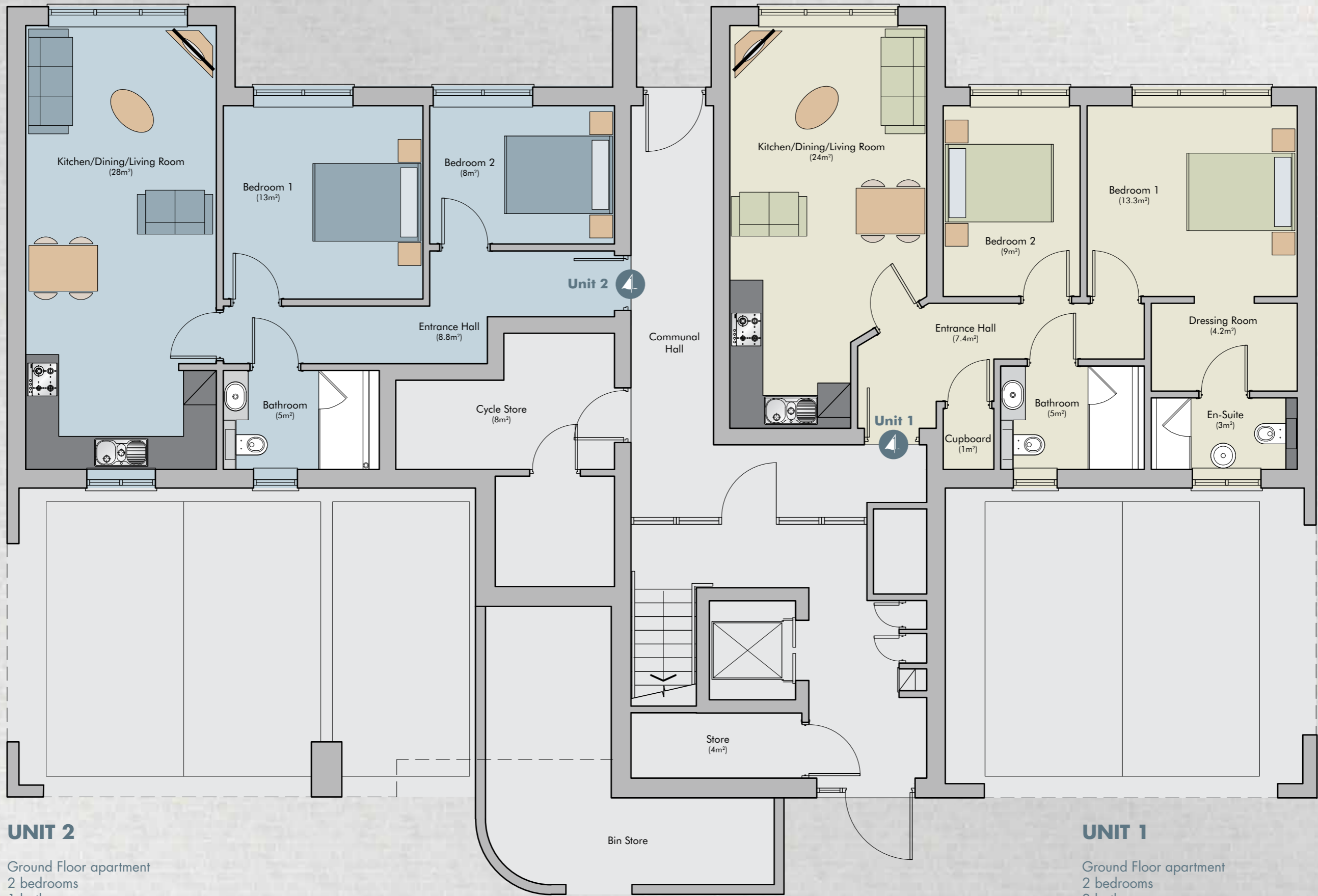
There is more to a bathroom than just soap and water. It is a place of relaxation and serenity. Inevitably luxurious, a place of peace.



Above:
The bathrooms at #41 have been thoughtfully designed to create the illusion of space by being minimalist and using strategic features.

Right:
Natural light from the generous windows make a good morning, a great morning.



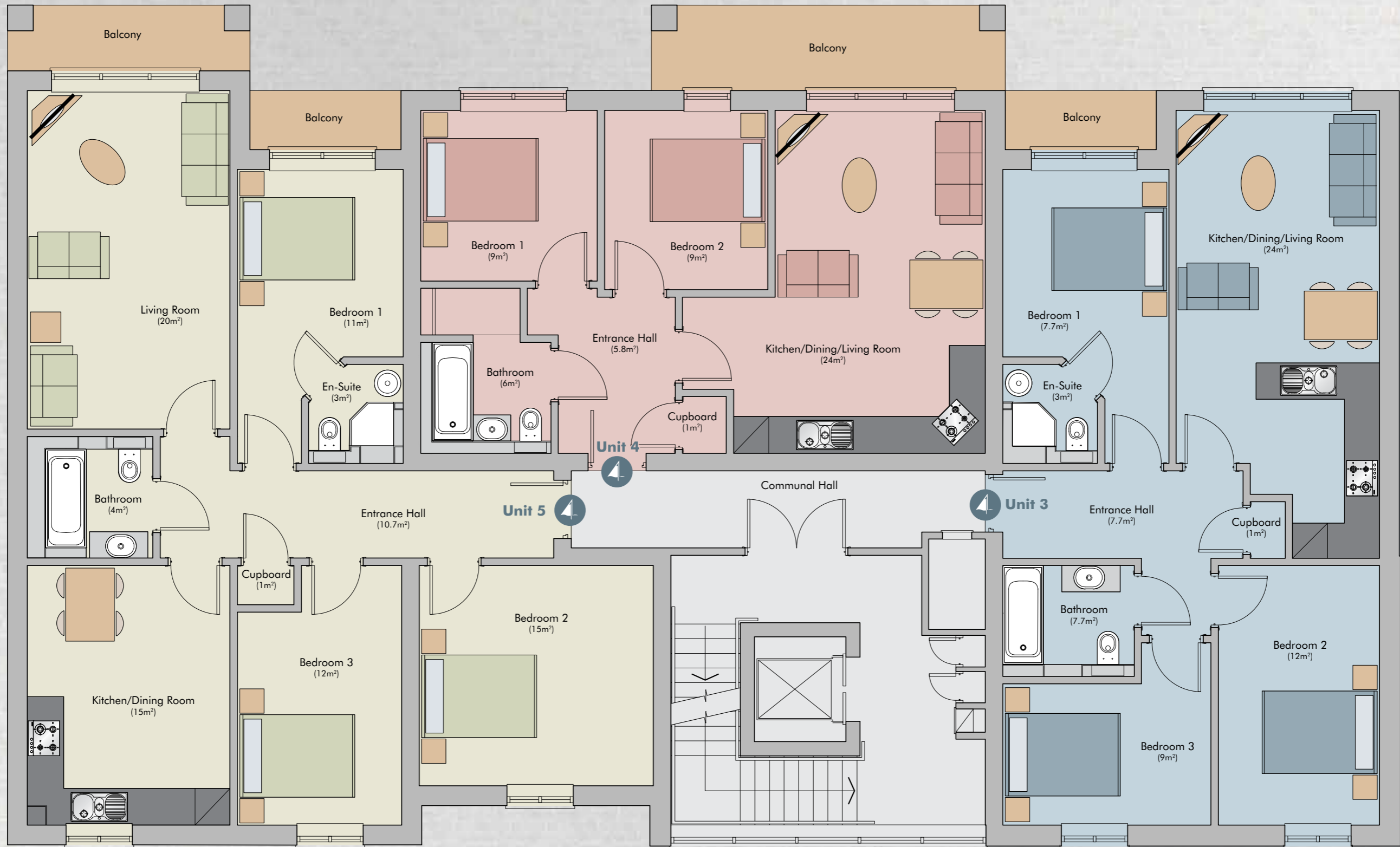


UNIT 2

Ground Floor apartment
2 bedrooms
1 bathroom
Internal area: 60.4 sq m (650 sq ft)
Private garden area to front (see page 23)

UNIT 1

Ground Floor apartment
2 bedrooms
2 bathrooms
Internal area: 69.7 sq m (731sq ft)
Private garden area to front (see page 23)



UNIT 5

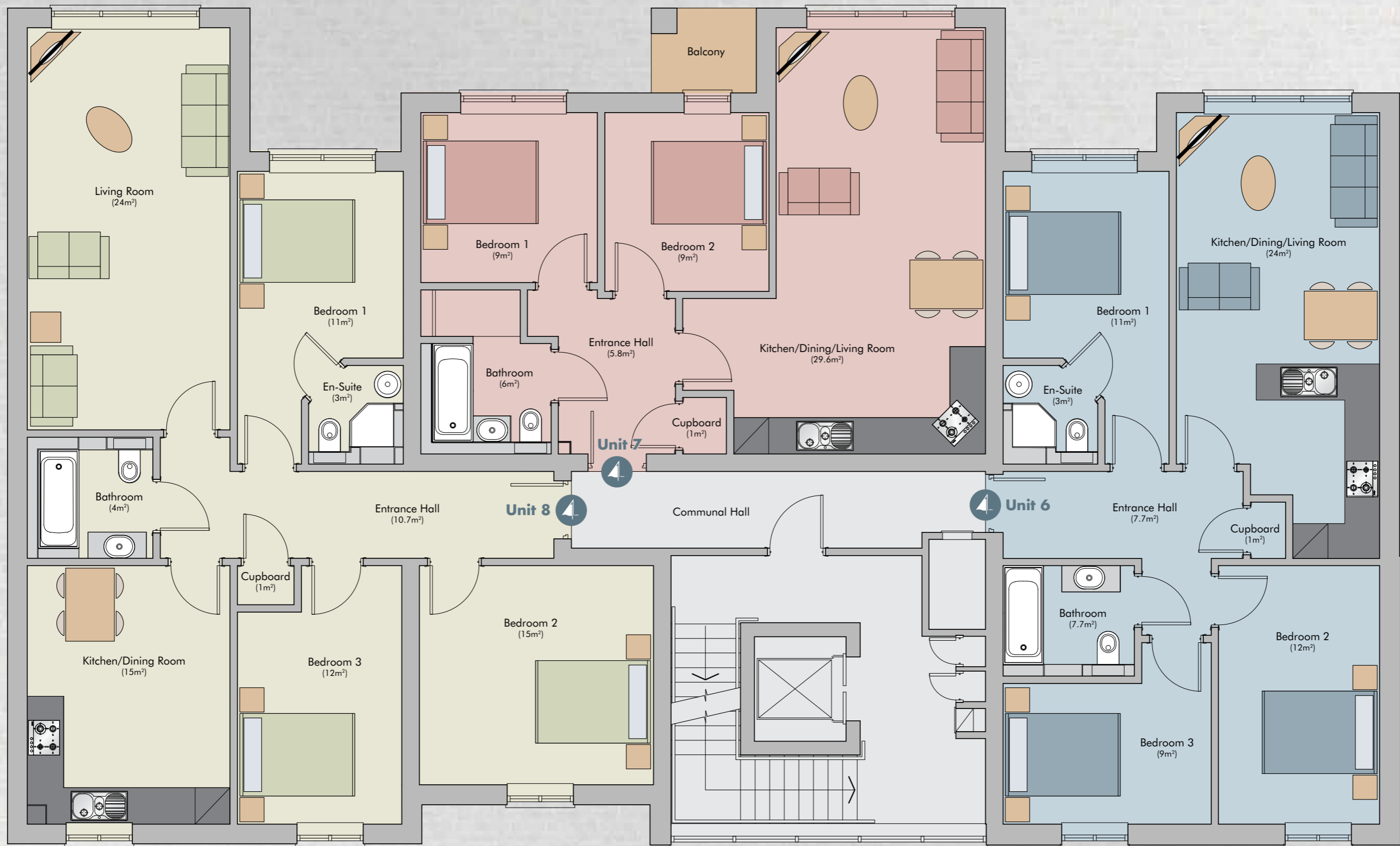
First Floor apartment
3 bedrooms
2 bathrooms
Internal area: 96.9 sq m (1044sq ft)

UNIT 4

First Floor apartment
2 bedroom
2 bathrooms
Internal area: 57 sq m (614sq ft)

UNIT 3

First Floor apartment
3 bedrooms
2 bathrooms
Internal area: 76 sq m (819 sq ft)



UNIT 8

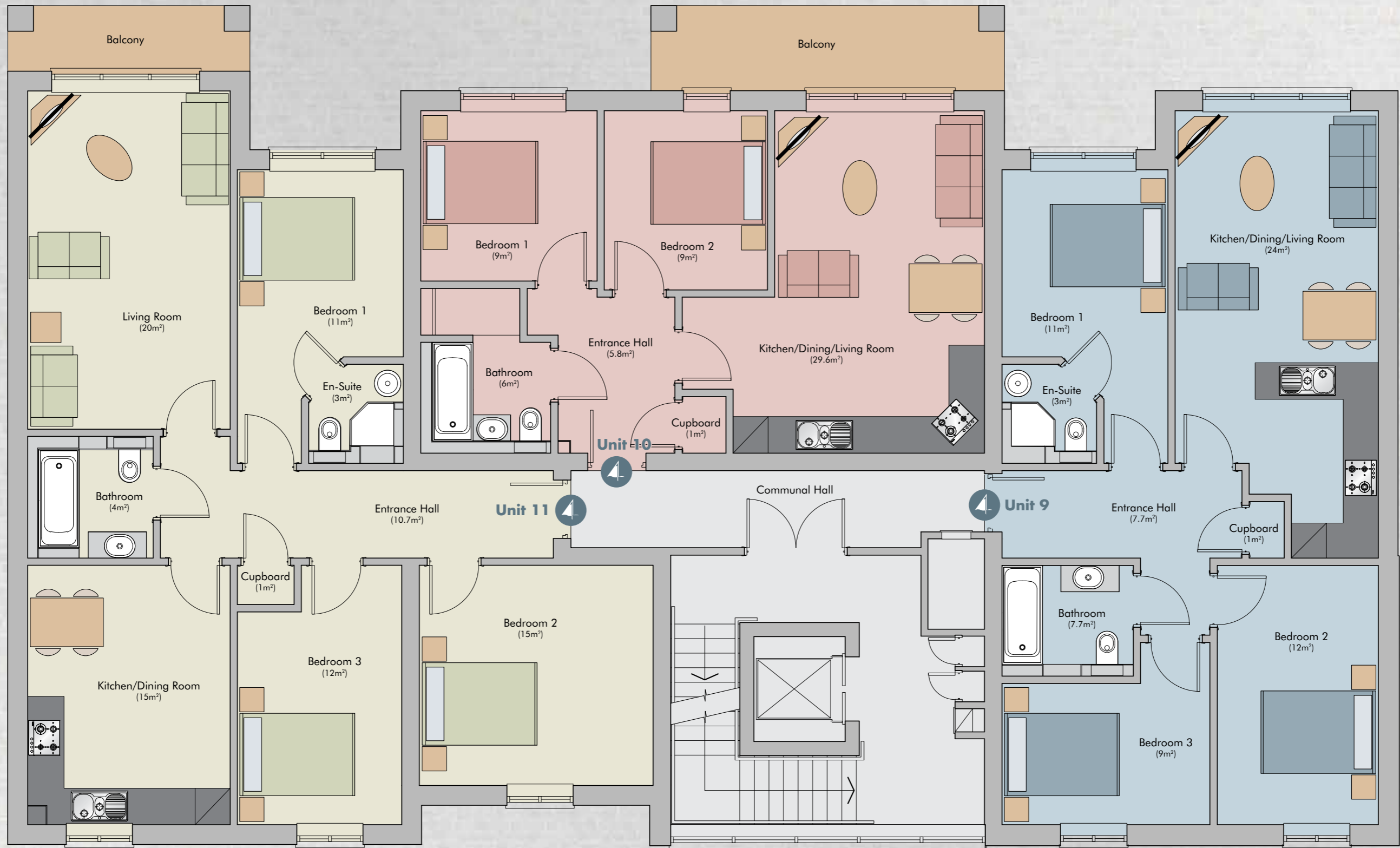
Second Floor apartment
3 bedrooms
2 bathrooms
Internal area: 100 sq m (1087sq ft)

UNIT 7

First Floor apartment
2 bedrooms
2 bathrooms
Internal area: 62.5 sq m (673 sq ft)

UNIT 6

Second Floor apartment
3 bedrooms
2 bathrooms
Internal area: 76 sq m (819sq ft)



UNIT 11

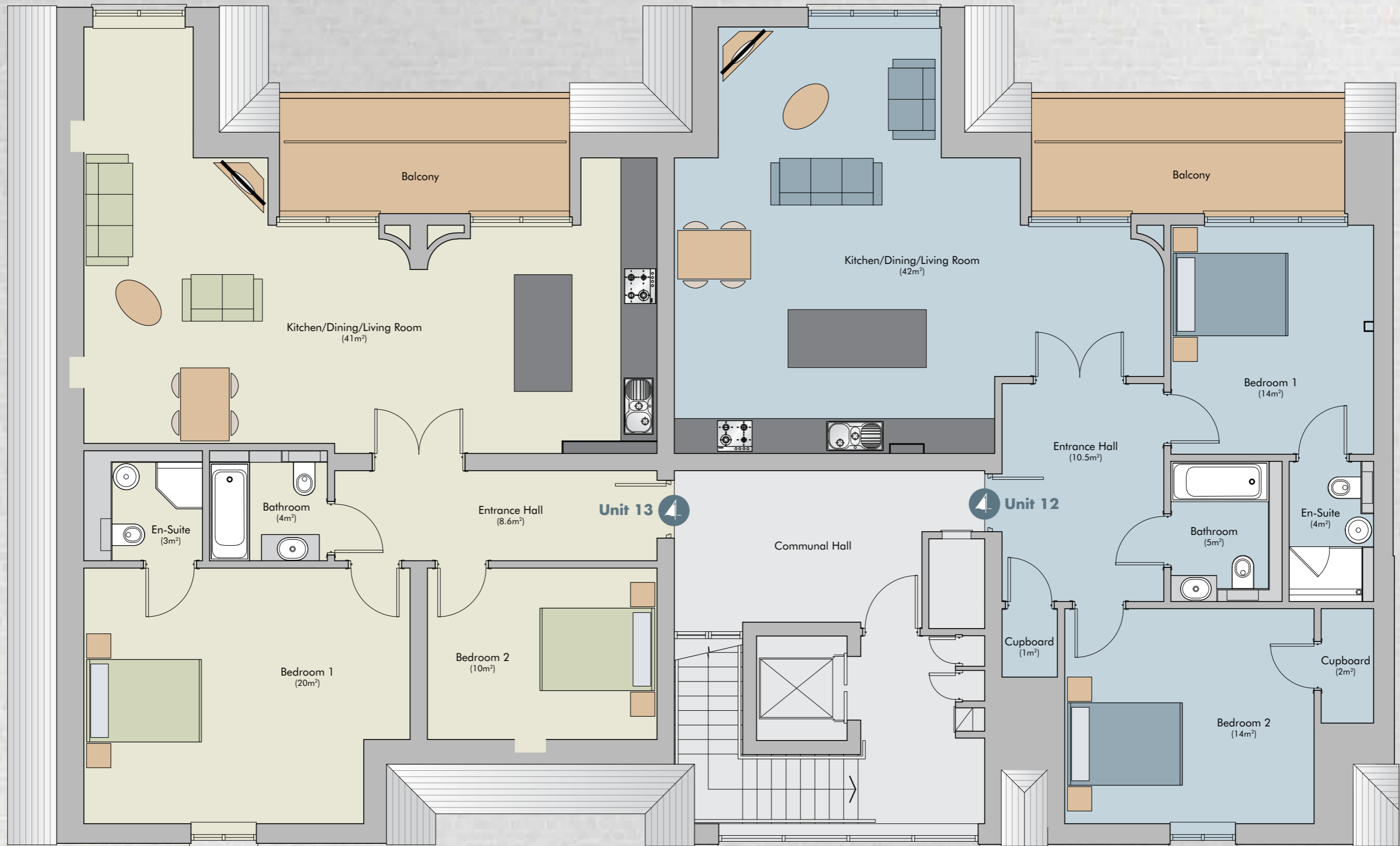
Third Floor apartment
3 bedrooms
2 bathrooms
Internal area: 96.9 sq m (1044 sq ft)

UNIT 10

Third Floor apartment
2 bedrooms
2 bathrooms
Internal area: 57 sq m (614sq ft)

UNIT 9

Third Floor apartment
3 bedrooms
2 bathrooms
Internal area: 76 sq m (819sq ft)

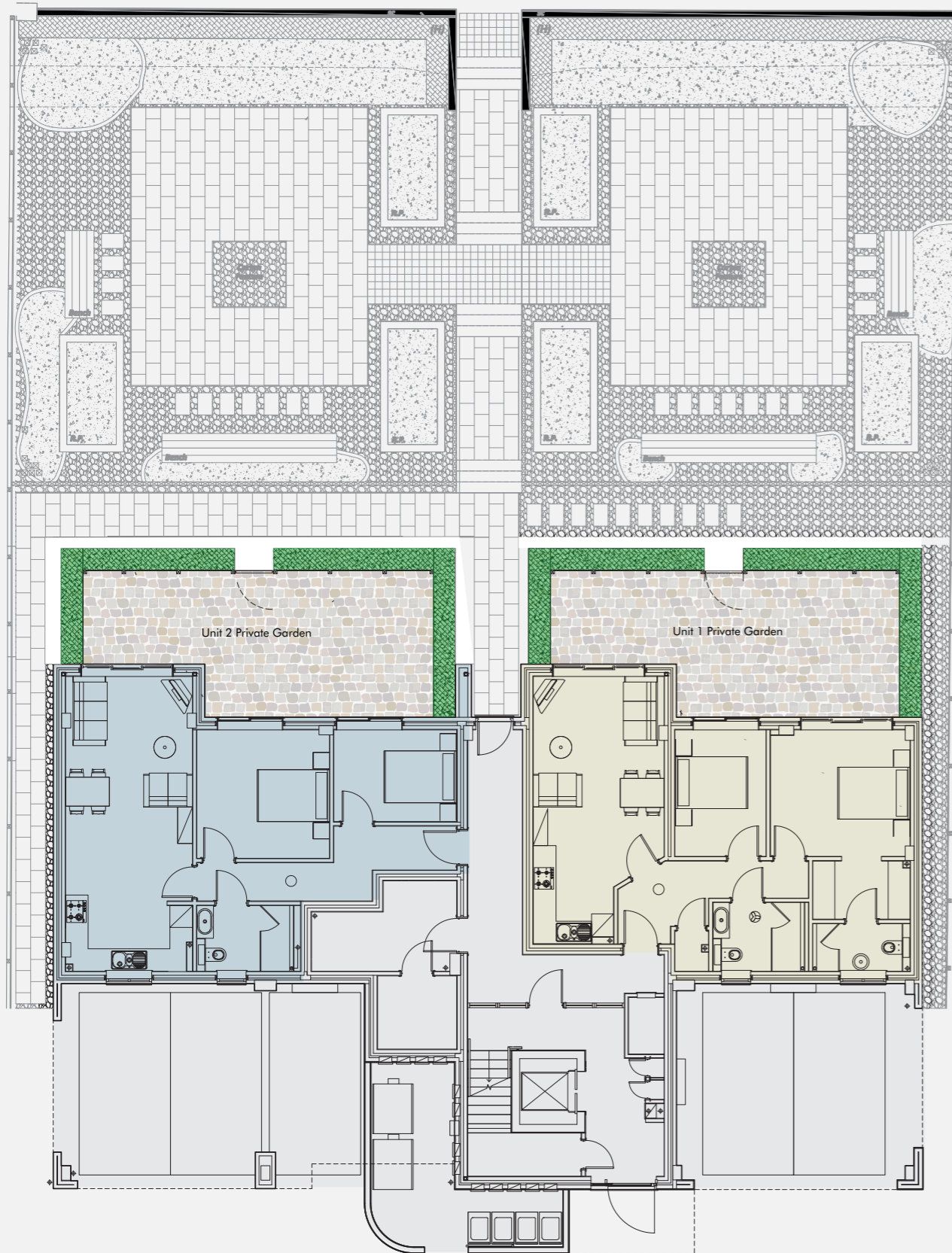


UNIT 13

Penthouse apartment
2 bedrooms
2 bathrooms
Internal area: 98 sq m (1055sq ft)

UNIT 12

Penthouse apartment
2 bedrooms
2 bathrooms
Internal area: 98 sq m (1055sq ft)



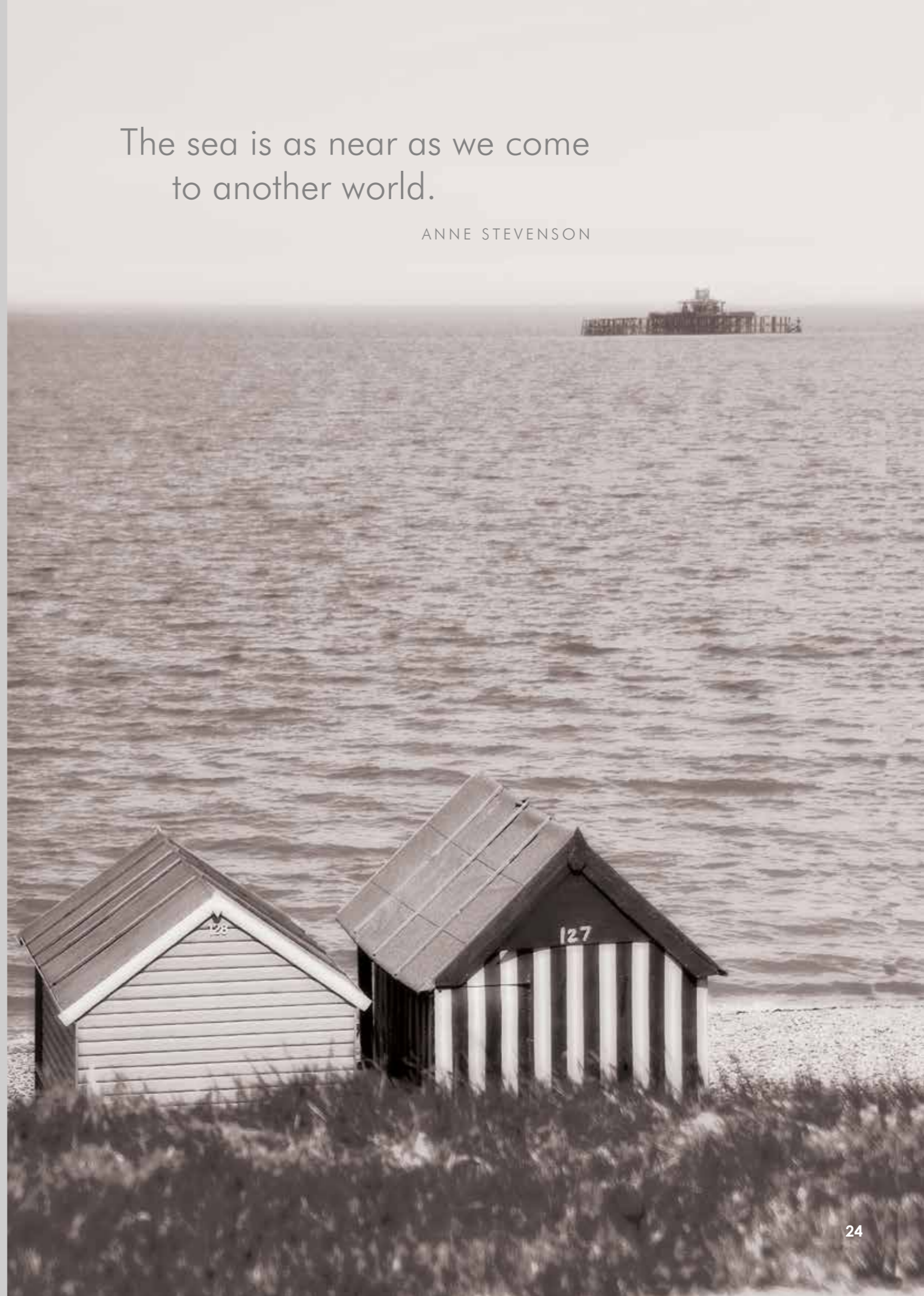
41 CENTRAL PARADE

Proposed landscaping including Units 1 and 2 private garden areas.



The sea is as near as we come
to another world.

ANNE STEVENSON





HEY! HO!
LET'S GO

Travelling to and from Herne Bay is easy. The town's location and the excellent road and rail links to London and the Medway towns means never being isolated.

LET THE
DREAM
CONTINUE



About Miles & Barr

Miles & Barr are a local, independent estate agent specialising in all aspects of the East Kent property market. Our flagship office opened in Ramsgate back in 1999 and have continued to expand year after year. We now have 14 offices in operation and our entire team consists of more than 200 staff.

Call us now on

01227 740840

email:

hernebay@milesandbarr.co.uk

or visit:

136 High St, Herne Bay CT6 5JY

SHAPTOR CAPITAL
LONDON



FORTYONE

