

The Tides

St. Georges Terrace Herne Bay

Discover Modern Elegance in a
Prestigious New Development
Introducing an exclusive collection
of fourteen stylish residences,
thoughtfully designed with a
selection of one, two, and
three-bedroom apartments.





Direct Seaviews, luxe living for all.
Whether you are seeking the grandeur
of a Penthouse, or a sophisticated
private one bedroom bolthole. The
Tides offered an unrivalled
opportunity. Finished to the highest
standard these beautiful homes are a
cut above

Elevated Coastal Living Across Four Elegant Levels Nestled across four beautifully designed floors, every apartment at The Tides boasts uninterrupted sea views — a rare privilege that turns each day into a scenic escape. Selected residences feature private balconies or terraces, perfect for soaking in sunset hues and fresh coastal breezes.

The ground floor apartments offer an added touch of exclusivity, with private entrances and expansive double patio doors that blend indoor comfort with outdoor charm. Apartment Five is the only one of its kind, with a private entrance and an intuitive two-level layout.

Crowning the development are two extraordinary penthouses on the third floor, each a sanctuary of space, style, and panoramic vistas — reserved for those who seek life at the very top.

The Tides communal areas benefit from a lift serving all floors of the building, a secure mailbox with key access and a secure cycle storage area for two bikes per apartment.

Uncompromising Quality & Thoughtful Craftsmanship Built by a highly regarded developer, The Tides showcases meticulous attention to detail and enduring design. Each apartment is appointed with integrated Bosch appliances — oven, induction hob, fridge freezer, dishwasher, and washing machine — complemented by underfloor heating throughout for year-round comfort.

All residences come with a 10-Year LABC Warranty. Two- and three-bedroom apartments include private parking bays, with gated rear access enhancing both convenience and security.

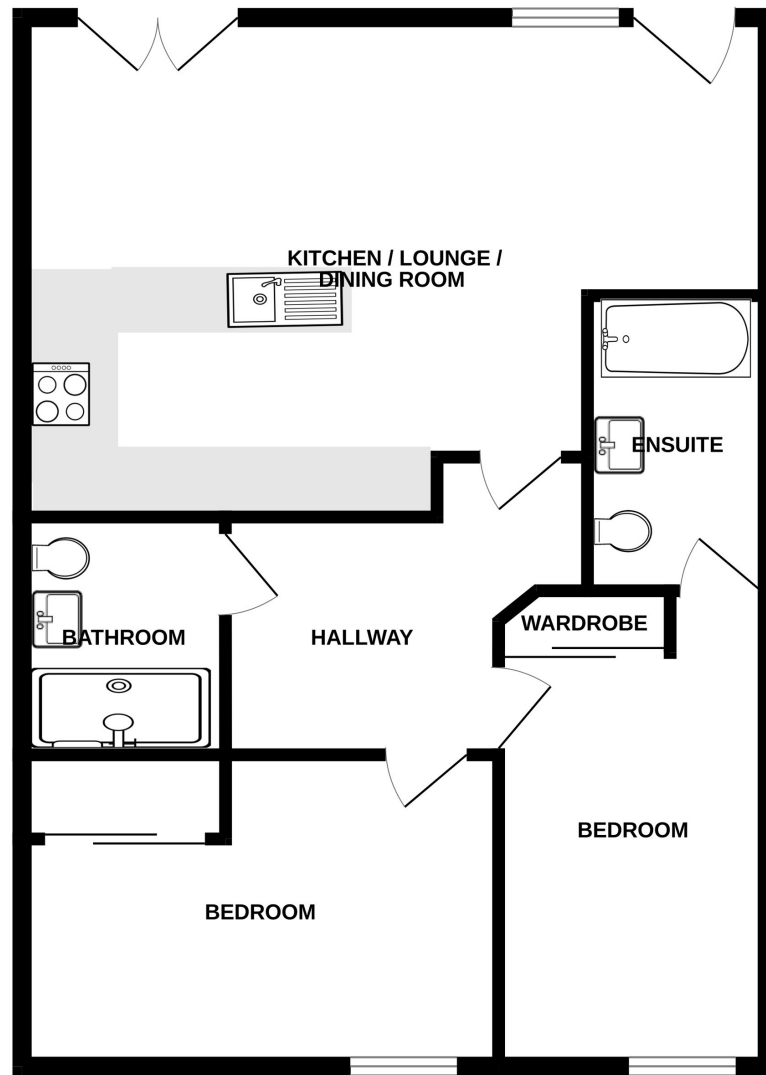


Apartment Types

Apartment	Beds	Floor	Entrance	External Space	Parking
1	2	Ground	Private Entrance	Patio Doors	Gated Parking 1
2	2	Ground	Private Entrance	Patio Doors	Gated Parking 1
3	2	Ground	Private Entrance	Patio Doors	Gated Parking 1
4	1	Ground	Private Entrance	Patio Doors	
5	1	First	Private Entrance	Balcony	
6	3	First		Balcony	Gated Parking 1
7	2	First		Balcony x2	Gated Parking 1
8	2	First		Balcony	Gated Parking 1
9	3	Second		Balcony	Gated Parking 1
10	1	Second		Balcony	
11	1	Second		Balcony x2	
12	3	Second			Gated Parking 1
13	2	Third		Terrace	Gated Parking 1
14	2	Third		Terrace	Gated Parking 1

Apartment One

Two Bedroom, Two Bathroom
655 Sq. ft



Lounge / Kitchen / Dining Room - 5.65m x 5.29m / 18'6" x 17'4"

Inner Hallway

Principle Bedroom - 4.46m x 2.7 / 14'8" x 9'5"

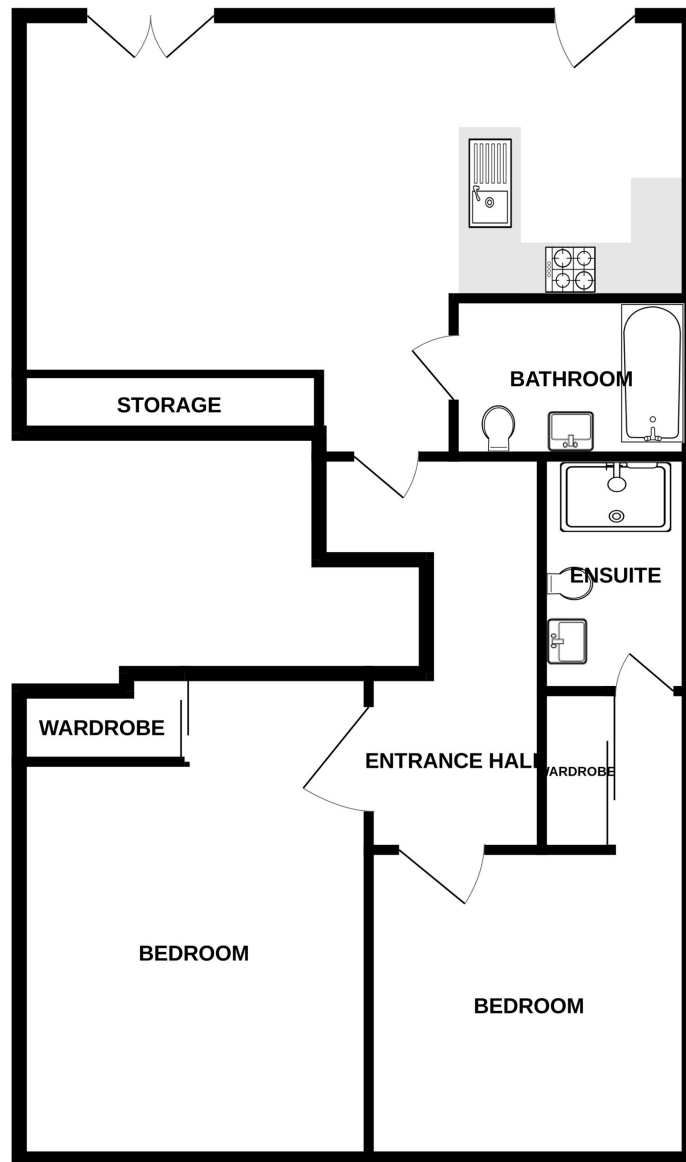
Ensuite - 2.63m x 1.71m / 8'8" x 5'7"

Shower Room 2.59m x 1.58m / 8'6" x 5'2"

Bedroom - 2.78m x 2.73m / 9'2" x 9'0"

Apartment Two

Two Bedroom, Two Bathroom
743 Sq. ft



Lounge / Kitchen / Dining Room 6.19m x 6.04m / 20'4" x 19'10"

Bathroom 2.68m x 1.97m / 8'10" x 6'6"

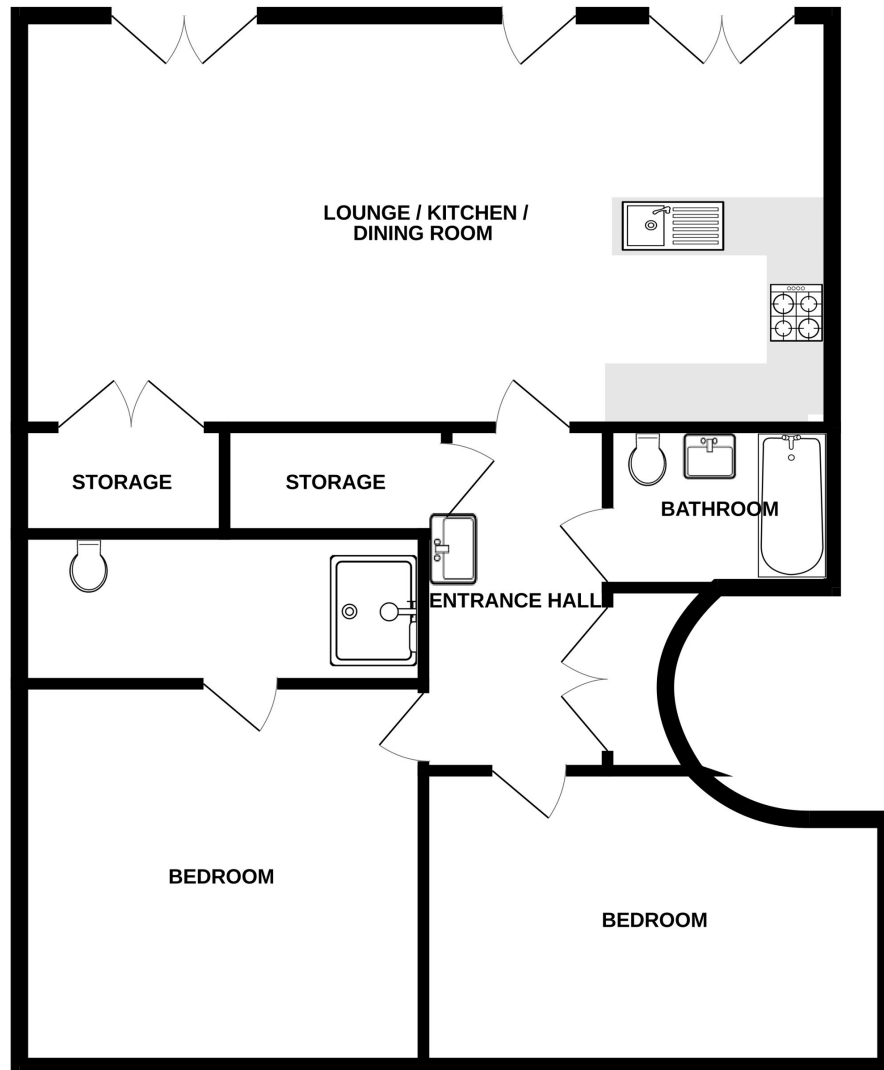
Principle Bedroom 3.00m x 2.95 / 9'10" x 9'8"

Ensuite 2.55m x 1.62m / 8'10" x 6'6"

Bedroom 4.07m x 2.51m / 13'4" x 8'3"

Apartment Three

Two Bedroom, Two Bathroom
818 Sq.ft



Lounge / Kitchen / Dining Room 6.73m x 5.07m / 22'1" x 16'8"

Bathroom 4.24m x 2.93m / 13'11" x 9'7"

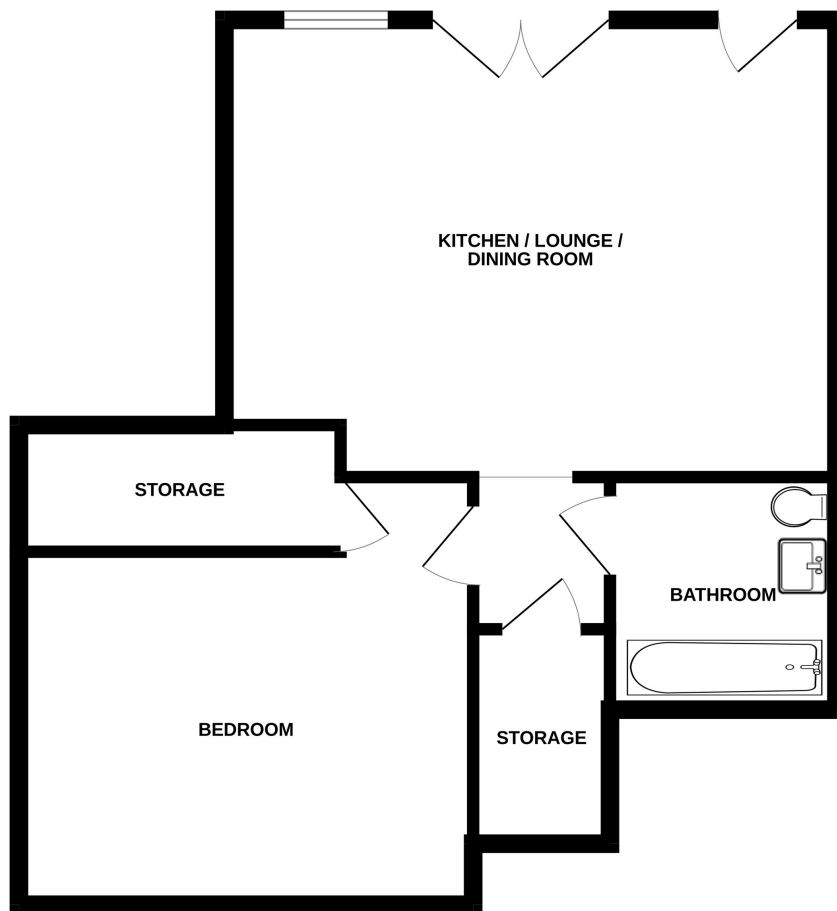
Principle Bedroom 4.06m x 2.81m / 13'4" x 9'3"

Ensuite 2.81m x 1.57m / 9'3" x 5'2"

Bedroom 4.07m x 2.51m / 13'4" x 8'3"

Apartment Four

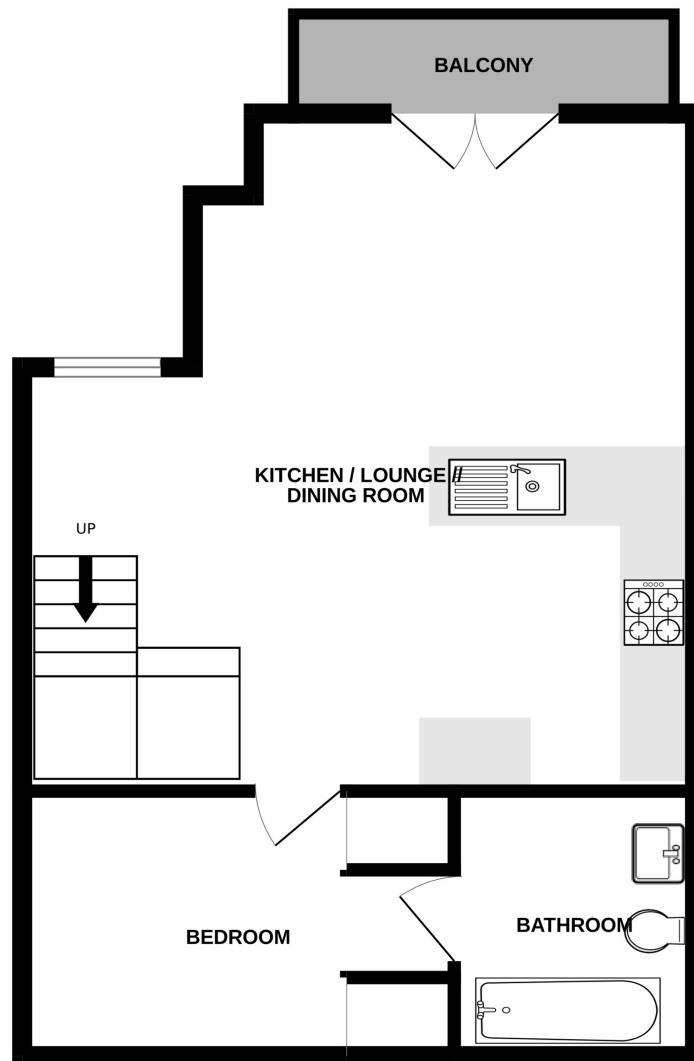
One Bedroom, One Bathroom
538 Sq.ft



Lounge / Kitchen / Dining Room 5.18m x 4.92m / 17'0" x 16'2"
Bathroom 2.23m x 1.98m / 7'4" x 6'6"
Bedroom 3.60m x 3.42m / 11'10" x 11'3"

Apartment Five

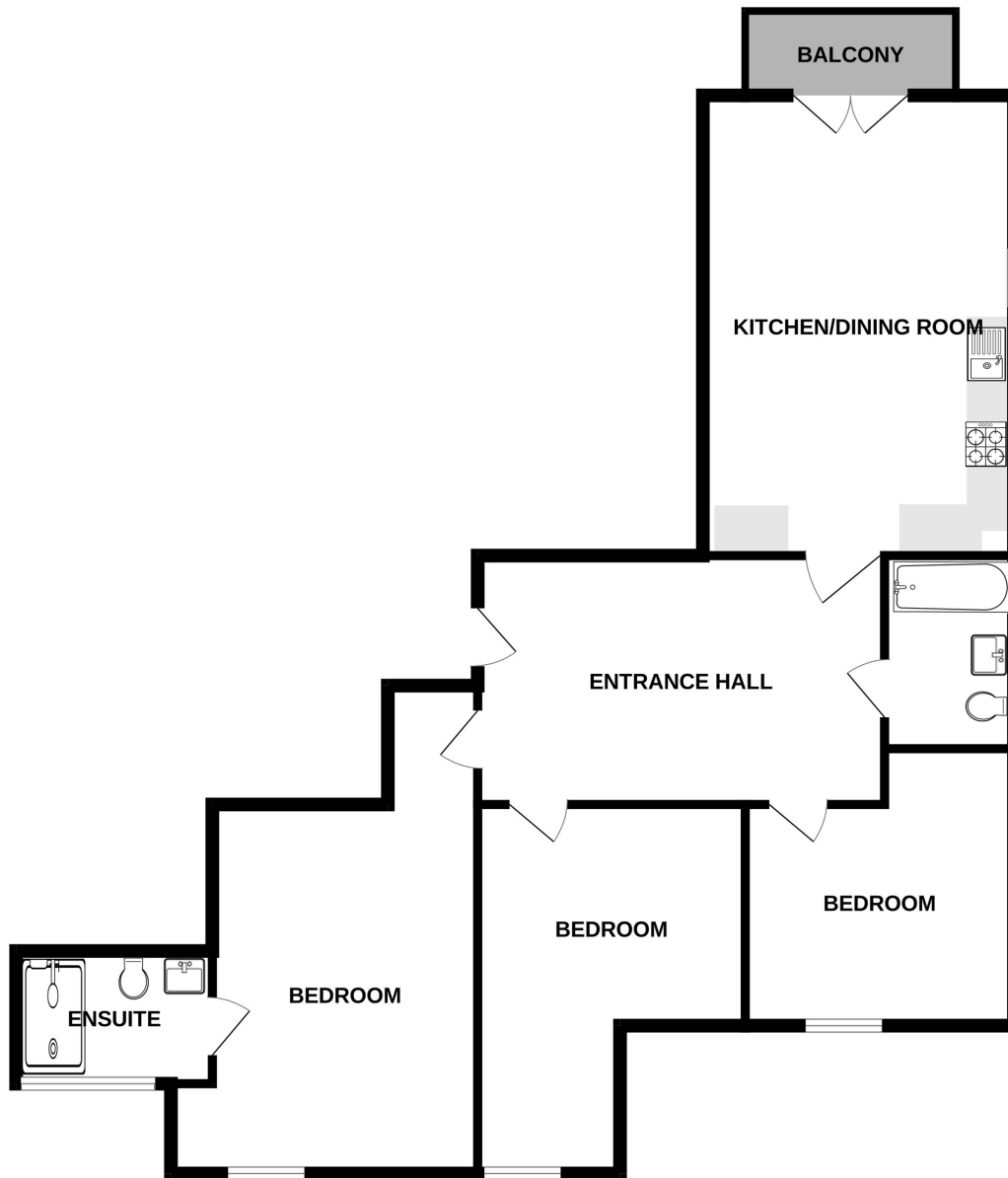
One Bedroom, One Bathroom
592 Sq.ft



Lounge / Kitchen / Dining Room 7.83m x 6.04m / 25'8"x 19'10"
Bathroom 2.40m x 2.02m x 7'11" x 6'7"
Bedroom 4.03m x 3.04m / 13'3" x 10'0"

Apartment Six

Three Bedroom, Two Bathroom
958 Sq.ft



Lounge / Kitchen / Dining Room - 6.89m x 4.08m / 22'7"x 13'5"

Principle Bedroom - 5.94m x 3.85m / 19'6" x 12'7"

Ensuite - 2.30m x 1.59m / 7'7" 5'3"

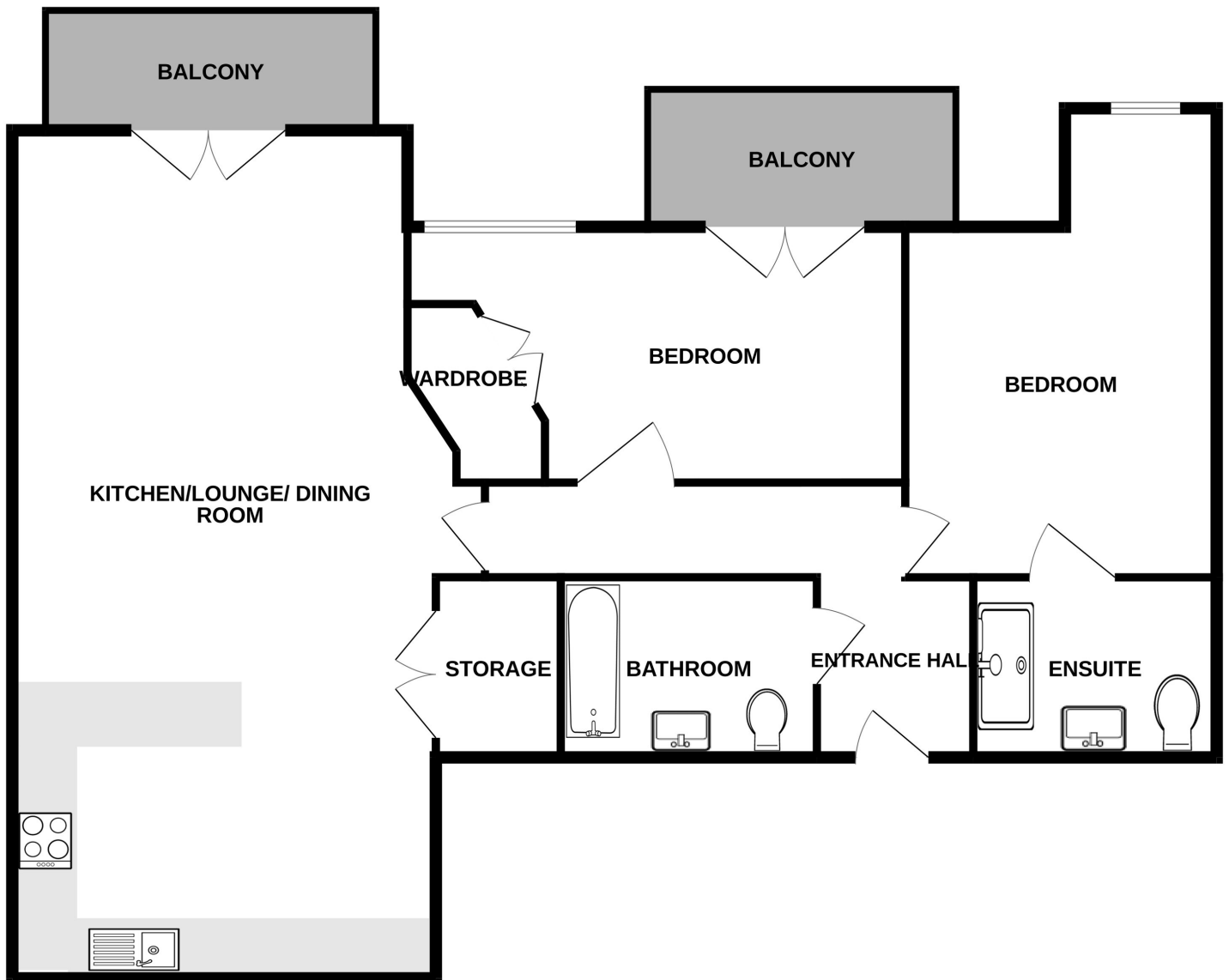
Bedroom Two - 4.82m x 2.93m / 15'10" x 9'7"

Bedroom Three - 3.65m x 2.93m / 12'0" x 9'7"

Bathroom - 2.41m x 1.81m / 7'11" x 5'11"

Apartment Seven

Two Bedroom, Two Bathroom
775 Sq.ft



Lounge / Kitchen / Dining Room - 8.26m x 4.14m / 27'1" x 13'7"

Principle Bedroom - 4.57m x 3.26m / 15'0" x 10'9"

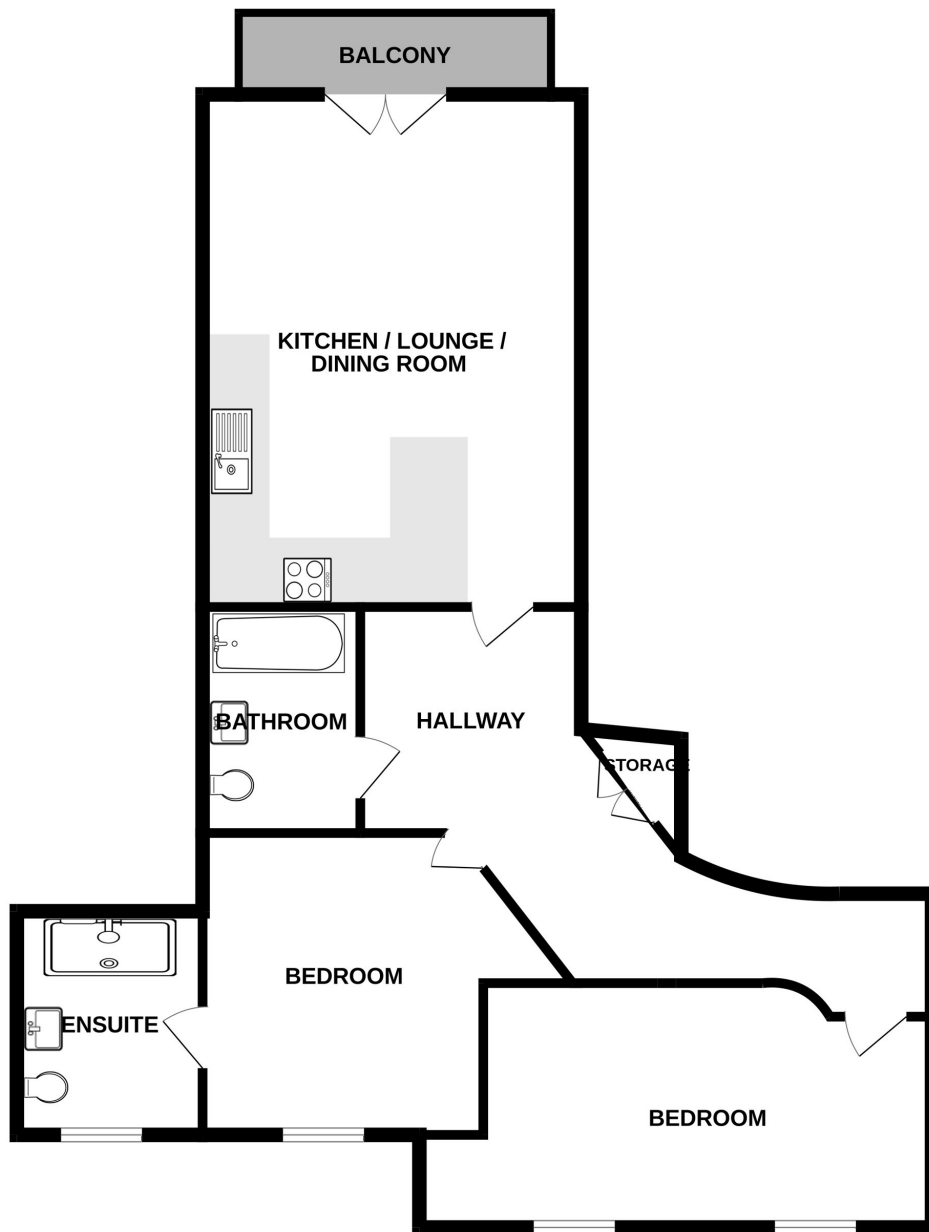
Ensuite - 2.60m x 1.88m / 8'9" x 7'2"

Bedroom Two - 4.54m x 2.16m / 14'11" x 7'1"

Bathroom - 2.66m x 1.88m / 8'9" x 6'2"

Apartment Eight

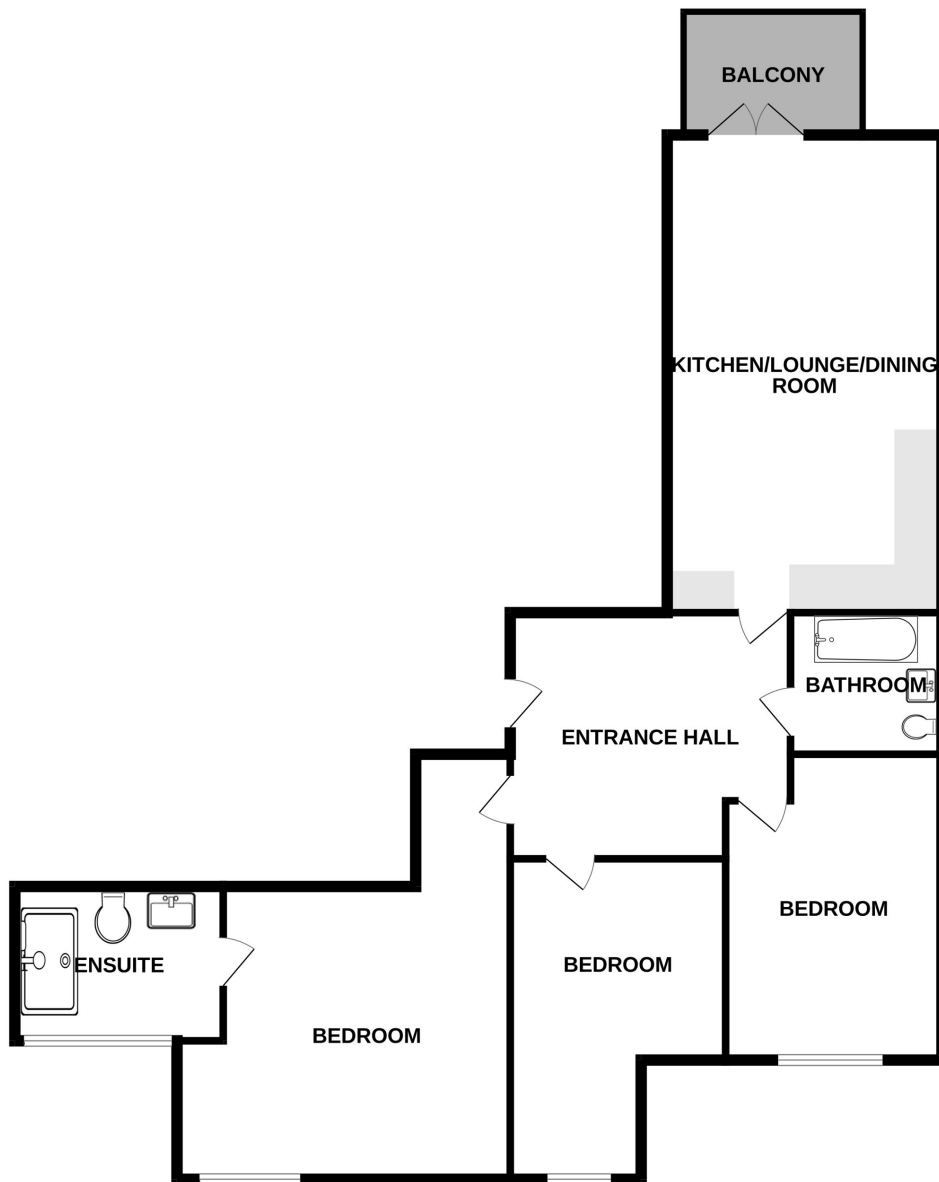
Two Bedroom, Two Bathroom
872 Sq.ft



Lounge / Kitchen / Dining Room - 7.34m x 4.03m / 24'1" x 13'3"
Principle Bedroom - 4.34m x 3.11m / 14'3" x 10'2"
Ensuite - 2.50m x 2.30m / 8'2" x 7'7"
Bedroom Two - 5.15m x 2.76m / 16'11" x 9'1"
Bathroom - 2.48m x 2.00m / 8'2" x 6'7"

Apartment Nine

Three Bedroom, Two Bathroom
980 Sq.ft



Lounge / Kitchen / Dining Room -

Principle Bedroom - 4.57m x 3.26m / 13'5" x 12'10"

Ensuite - 2.30m x 2.05m / 7'6" x 6'9"

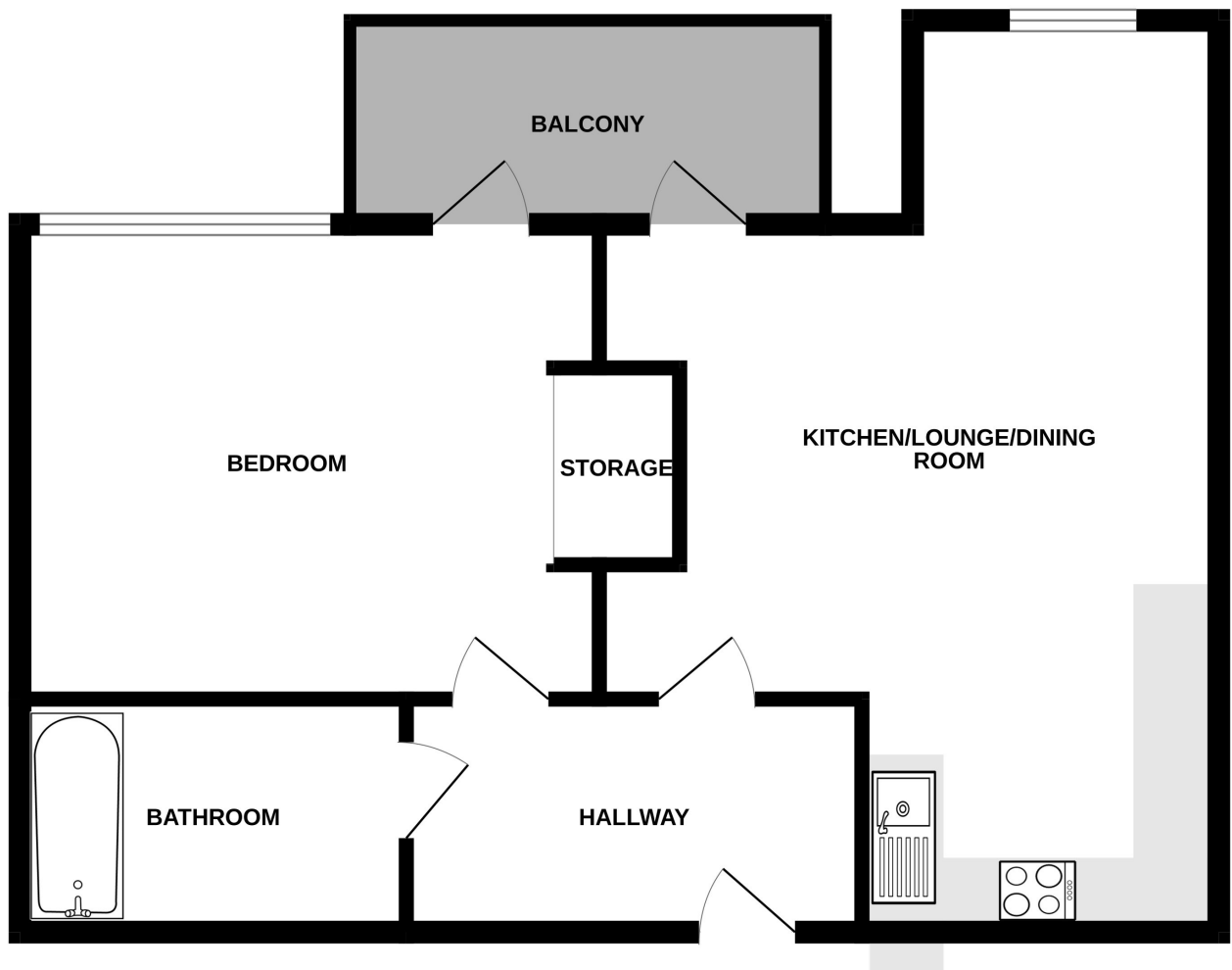
Bedroom Two - 4.81m x 2.93m / 15'10" x 9'7"

Bedroom Three - 3.63m x 2.93m / 11'11" x 9'7"

Bathroom - 2.66m x 1.88m / 8'9" x 6'2"

Apartment Ten

One Bedroom, One Bathroom
484 Sq.ft



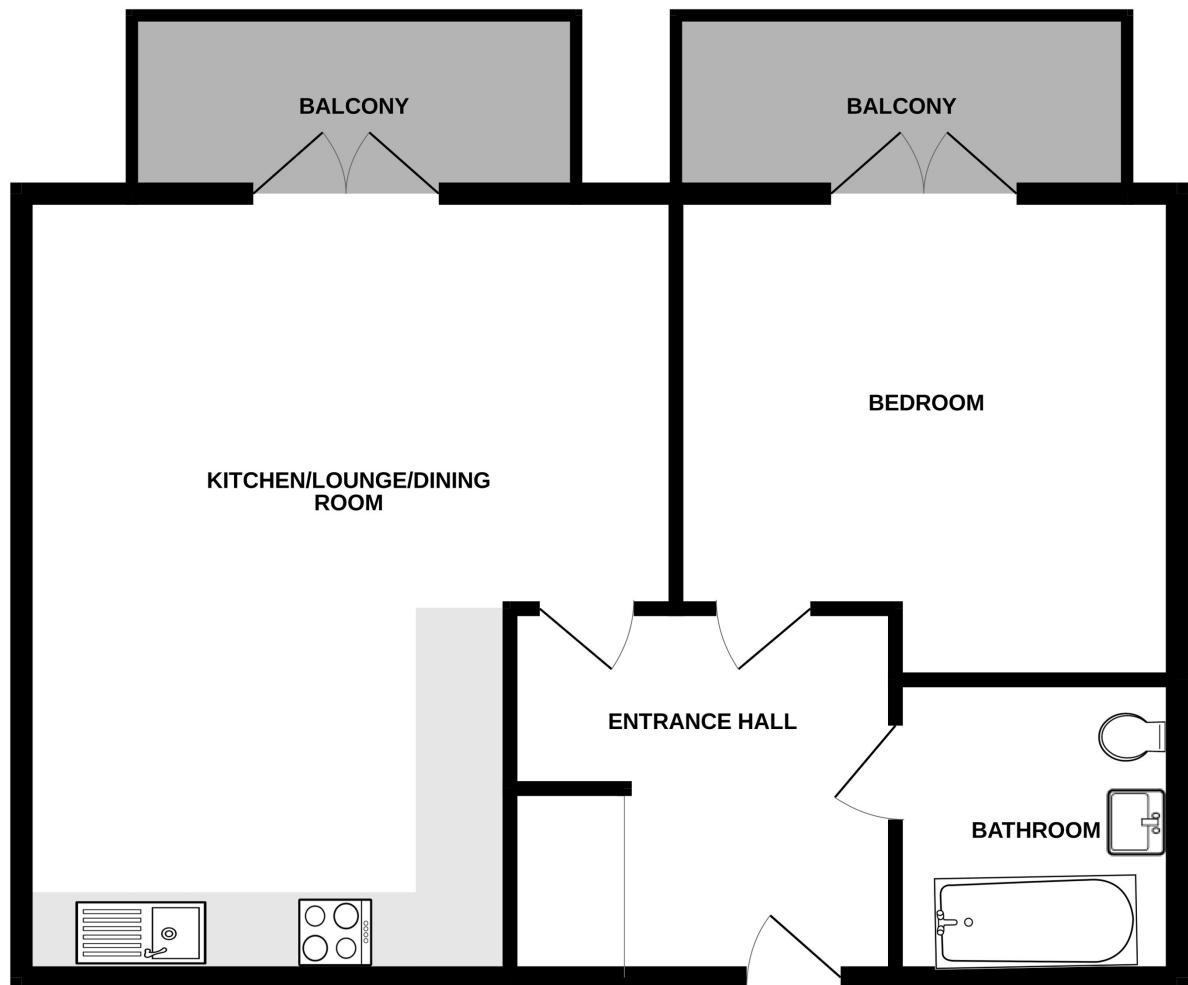
Lounge / Kitchen / Dining Room - 6.53m x 4.30m / 21'5" x 14'1"

Bedroom - 3.49m x 3.20m / 11'5" x 10'6"

Bathroom - 2.43m x 1.98m / 8'0" x 6'6"

Apartment Eleven

One Bedroom, One Bathroom
527 Sq.ft



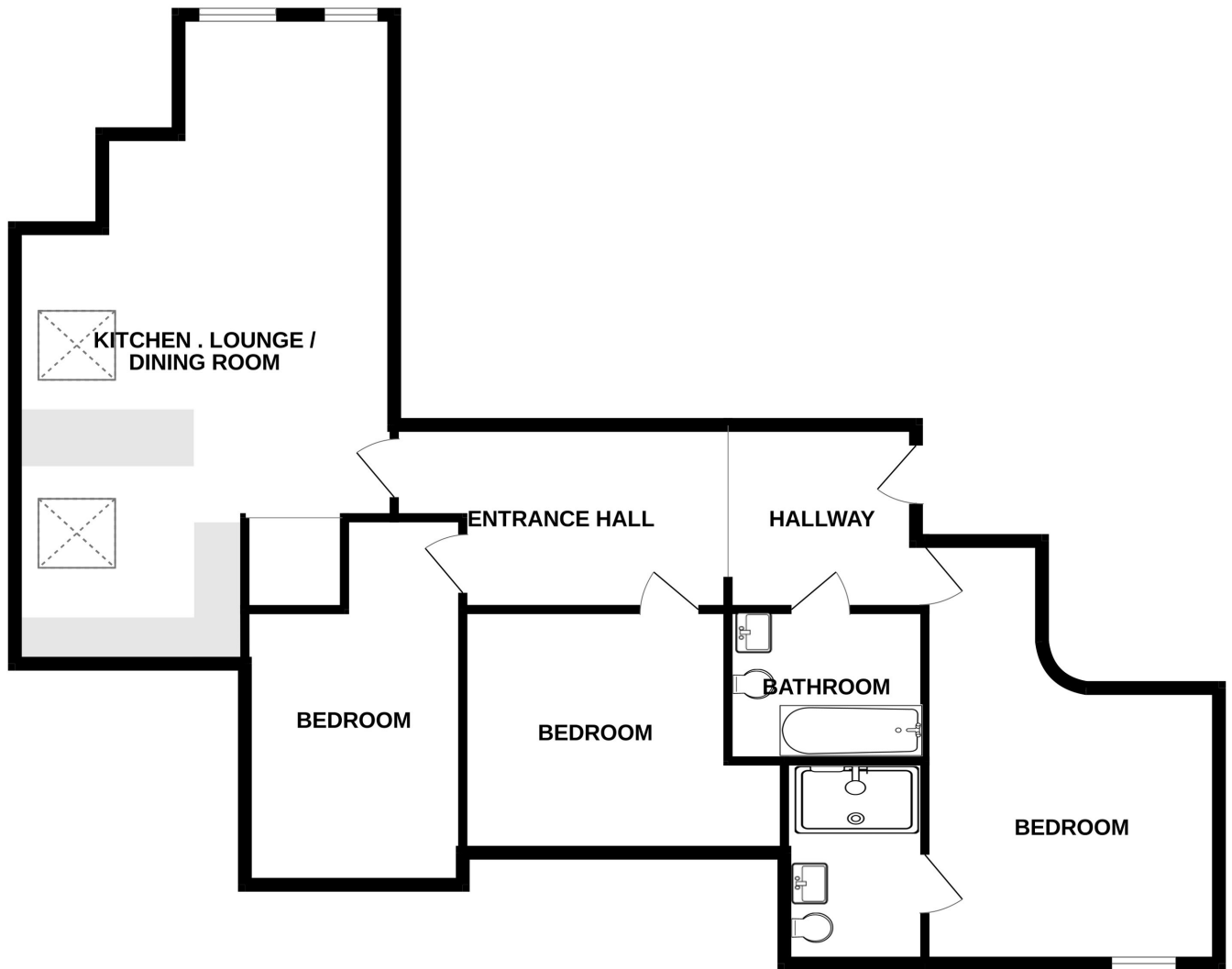
Lounge / Kitchen / Dining Room - 6.54m x 4.28m / 21'5" x 14'0"

Bedroom - 4.40m x 3.16m / 14'5" x 10'4"

Bathroom - 2.14m x 1.98m / 7'0" x 6'6"

Apartment Twelve

Three Bedroom, Two Bathroom
1141 Sq.ft



Lounge / Kitchen / Dining Room - 10.32m x 5.55m / 33'10" x 18'3"

Principle Bedroom - 5.96m x 3.45m / 19'7" x 11'4"

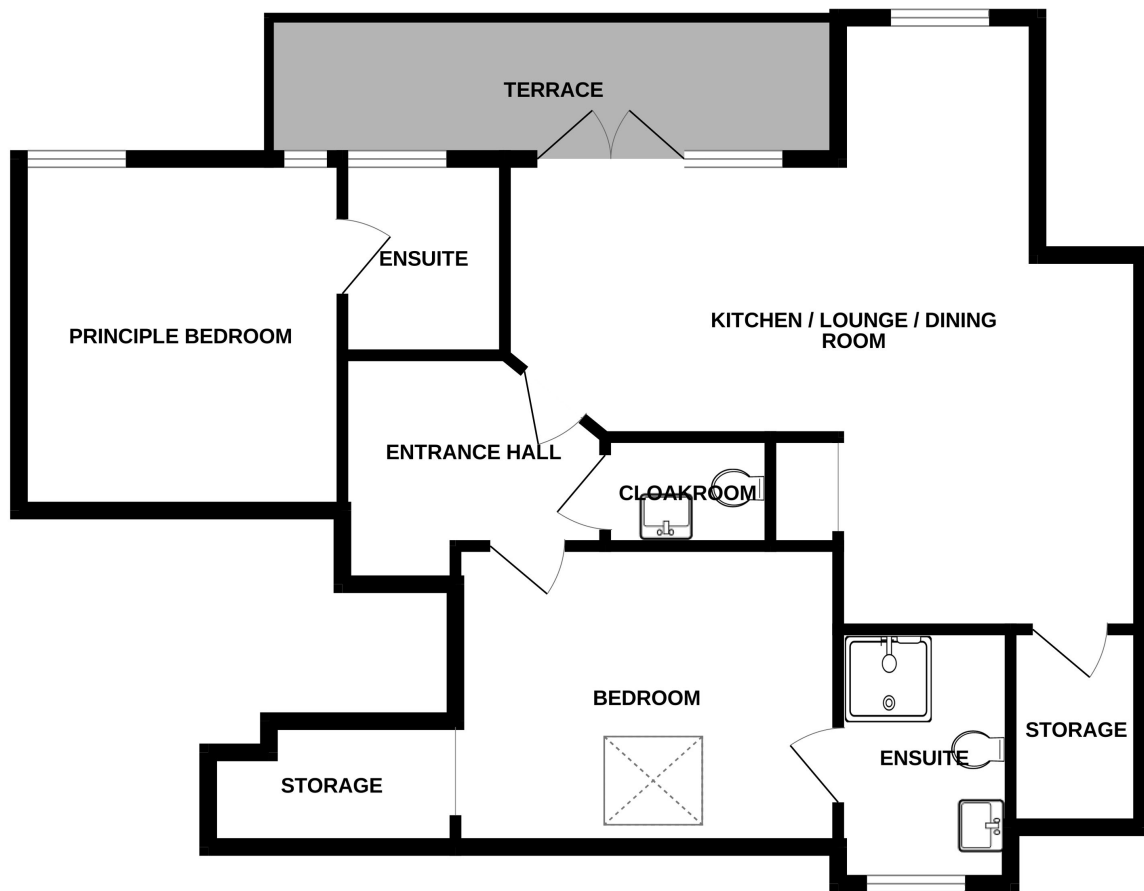
Bedroom Two - 3.36m x 2.75m / 11'0" x 9'0"

Bedroom Three - 4.32m x 2.30m / 11'0" x 9'0"

Bathroom - 2.31m x 2.02m / 7'7" x 6'7"

Apartment Thirteen

Two Bedroom, Three Bathroom
1119 Sq.ft



Lounge / Kitchen / Dining Room - 9.31m x 6.98m / 30'7" x 22'11"

Store Room

Principle Bedroom - 3.70m x 3.15m / 12'2" x 10'4"

Ensuite - 2.58m x 2.06m / 8'5" x 6'9"

Cloakroom

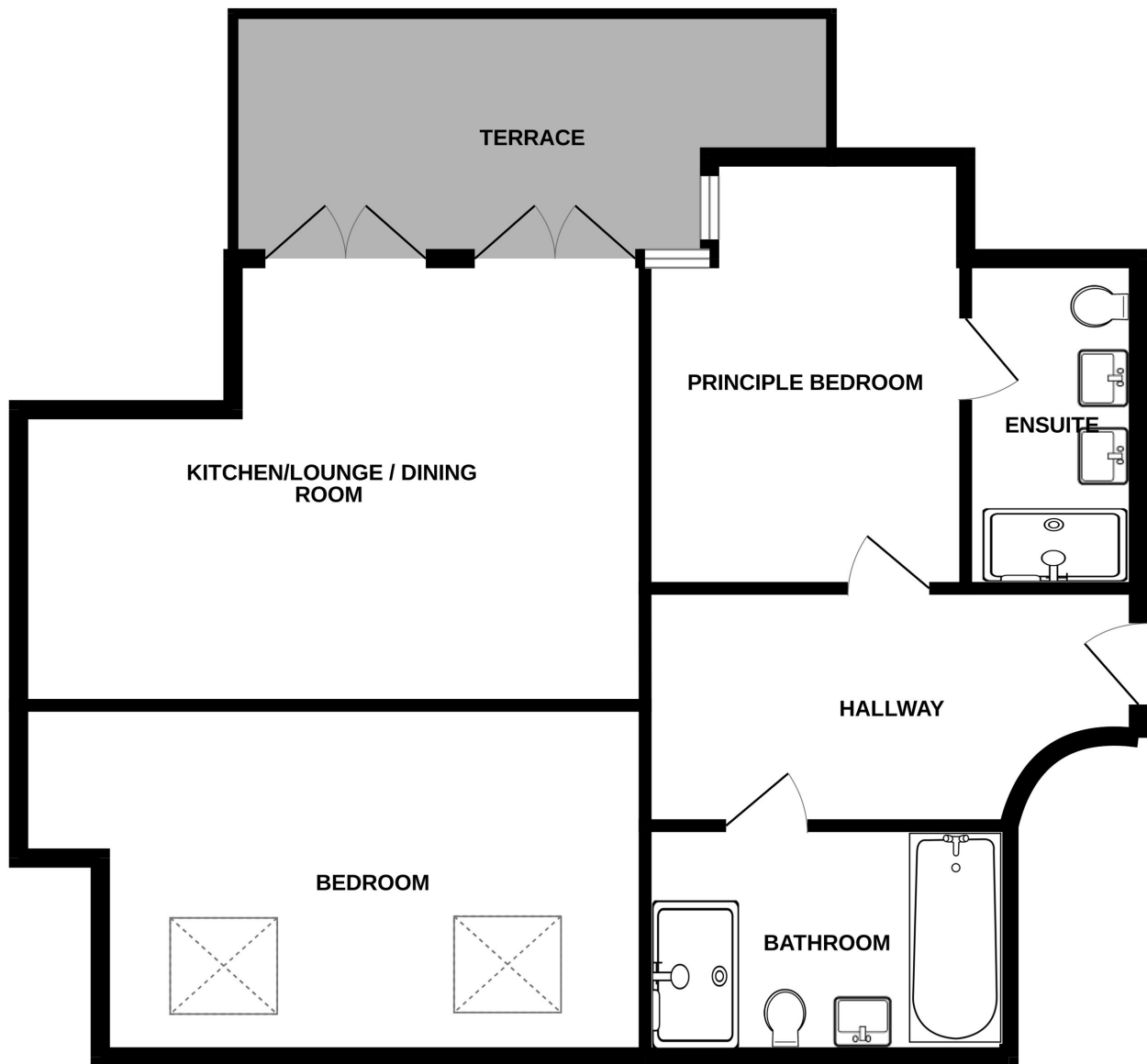
Bedroom Two - 3.73m x 3.65m / 12'3" x 12'0"

Ensuite Two - 2.66m x 1.88m / 8'9" x 6'2"

Storage

Apartment Fourteen

Two Bedroom, Two Bathroom
915 Sq.ft



Lounge / Kitchen / Dining Room - 6.03m x 5.23m / 19'9" x 17'2"

Principle Bedroom - 4.92m x 2.94m / 16'2" x 9'8"

Ensuite - 4.05m x 1.55m / 13'4" x 5'1"

Bedroom Two - 5.42m x 3.49m / 17'9" x 11'5"

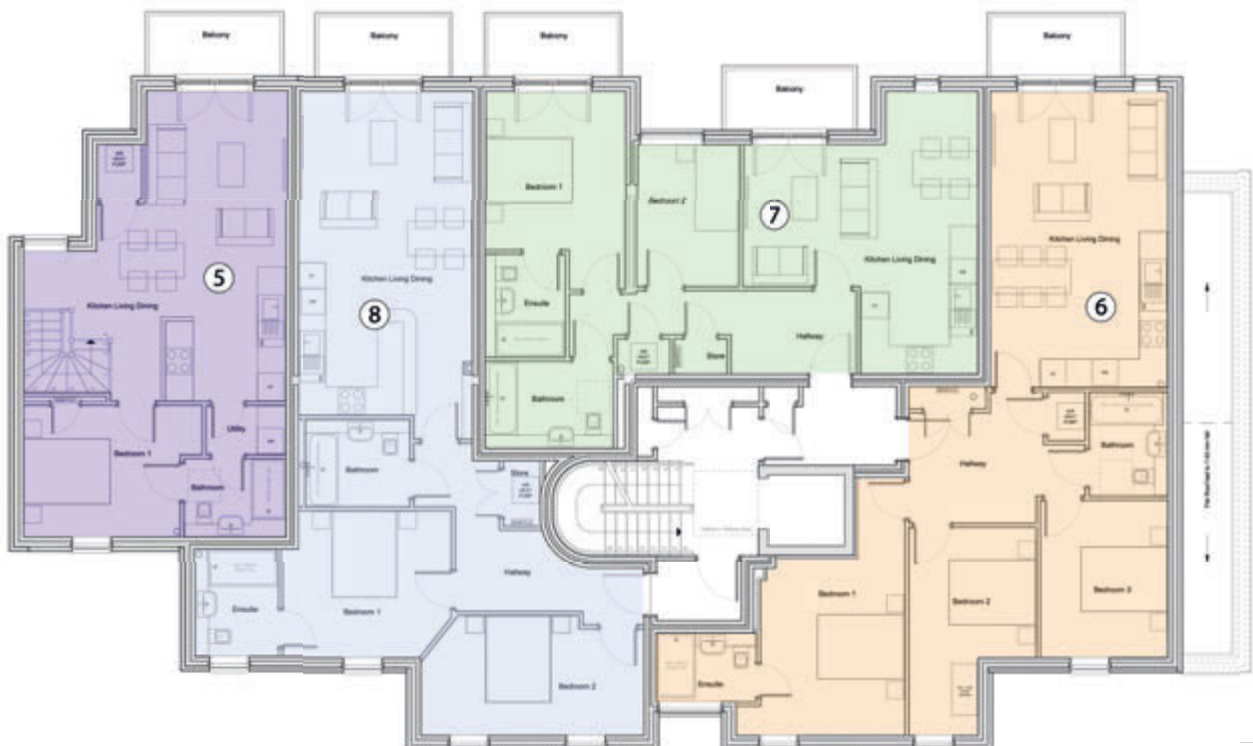
Bathroom - 3.25m x 2.04m / 10'8" x 6'8"

FLOOR PLANS

GROUND FLOOR

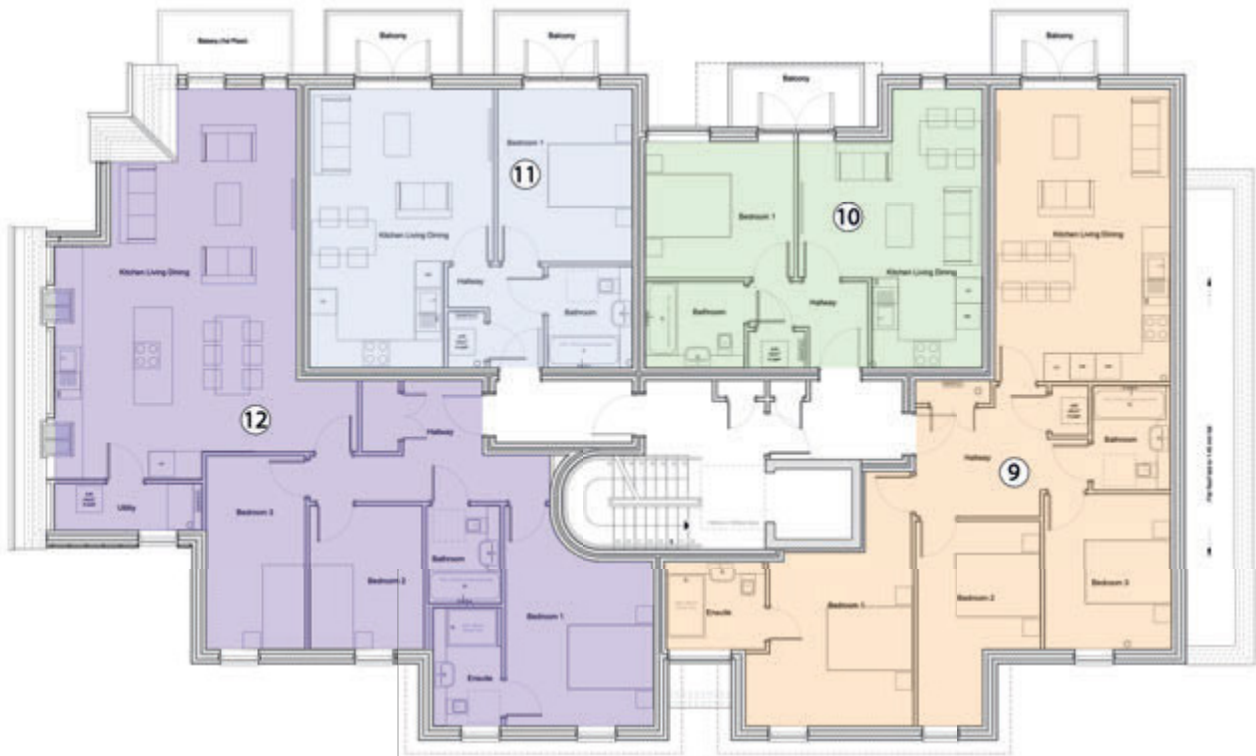


FIRST FLOOR



FLOOR PLANS

SECOND FLOOR



THIRD FLOOR



SPECIFICATION

Kitchens

- Handleless Matt Design cabinetry
- 20mm Stone worksurfaces
- Integrated Appliances, including hob, oven and combi oven (subject to apartment type) Integrated washer drier, Integrated dishwasher. Integrated Fridge Freezers.

Bathrooms

- LED demisting mirrors
- Concealed cistern WC
- Tiling to all wet areas
- Chrome Ironmongery and Towel Radiator

Flooring

- Bathrooms and Ensuites Tiled flooring
- Lounge & Entrance Hallways - LVT herringbone laid
- Bedrooms - Luxury Carpets

Windows & Doors

- Aluminium External Windows & Doors
- Internal doors modern white, with hardwood design inlay
- Chrome Ironmongery to internal doors

Heating & Mechanical

- NIBE Air Source with smart Control Underfloor heating.

Service Charges

- £1372.02 Per Annum / Including buildings insurance.

Tenure

- Share of Freehold – 999 Year Lease.

Parking Allocation

- All two and three bedroom apartments benefited from secure gated parking. Controlled by code

Communal Areas

- Secure Resident Cycle Store

Security

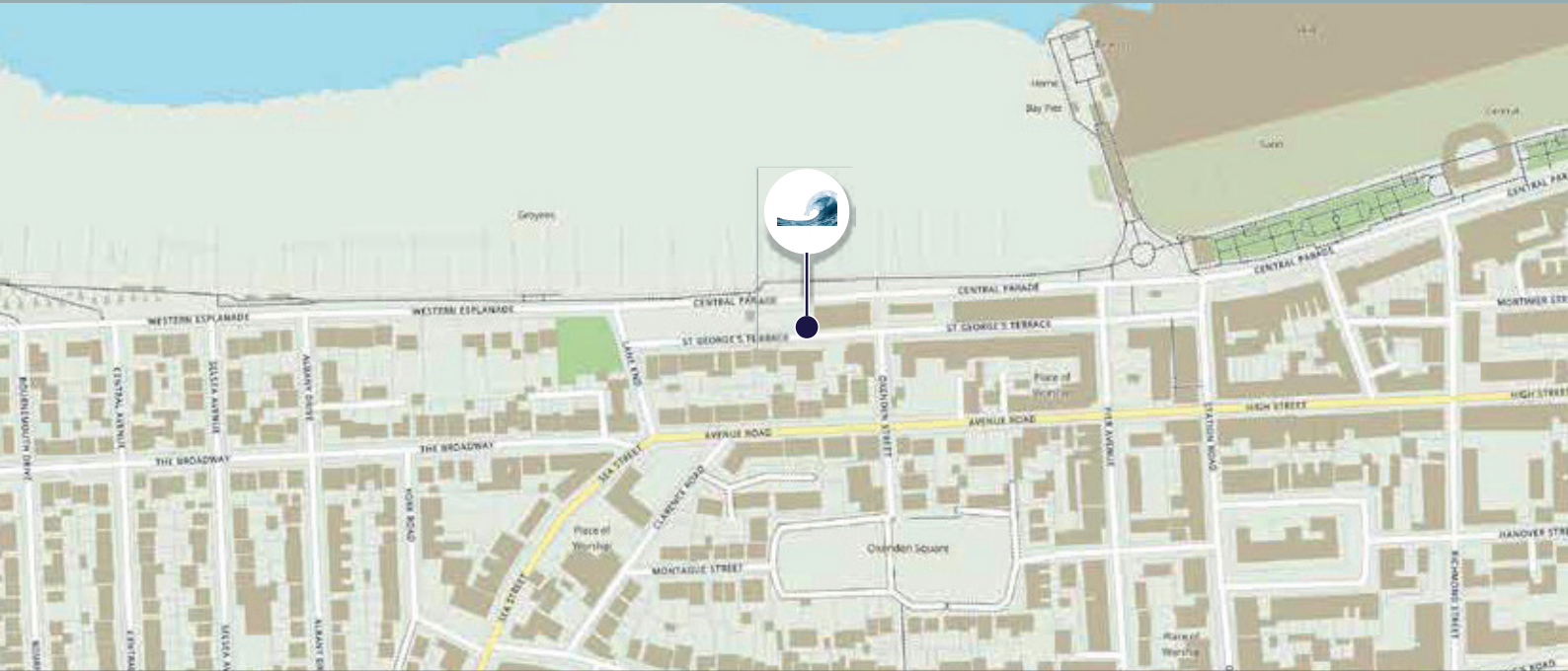
- CCTV
- Secure entry phone system

Warranty

- 10 Year LABC Warranty

Location

The Tides, St Georges Terrace, Herne Bay, Kent.
CT6 8EG



VIEWINGS

Stricly by Appointment Via Our Sole Agents
Hilden Management

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Email: Info@hilden.management

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