



4 Marine View  
St. Marys Island | Chatham | Kent | ME4 3LA

FINE & COUNTRY



# Seller Insight

“When I bought this house off plan 26 years ago, it was just a plot,” says the current owner of 4 Marine View. “I watched it being built from the ground up and have lived in it since new. I have always loved townhouse living, so this was the perfect property for me. During my time here, I have enhanced the living accommodation by transforming the middle floor into an open plan kitchen, diner and lounge with a balcony which is perfect for people watching! This space is where I spend much of my time, whether alone or with family and friends.”

Indeed, this is the ideal home for everyday life and entertaining alike. “This is a lovely place to invite people for parties or informal gatherings,” says the owner, “and the garden lends itself perfectly to entertaining. One particularly memorable event I hosted here was a charity fundraiser with a marquee on the lawn, at which we raised more than £7000 for cancer research. The pretty walled garden wraps around the whole house, with sunny and shady spots all day, so there is always somewhere to sit and relax.”

The waterside setting of Marine View on St. Mary’s Island has much to recommend it, too. “One of my favourite aspects of living here is being on the waterfront,” the owner says. “The views from the balcony are fantastic. This is a very sociable house, partly because of its location on a corner plot: when I am outside doing the gardening, people passing by often stop to have a chat. Moving on from St. Mary’s Island, I will miss this friendly sense of community. St. Mary’s Island itself is a unique place to live, being set apart from the ‘mainland’ by dock basins with bridges across the water. The island has its own Community Centre providing entertainment and exercise facilities and a wide range of activities for all ages. There is also a well-regarded primary school, which my grandchildren attended. Shopping and amenities are within easy reach, and there is a good local bus service. Parks, playgrounds, riverside walks and cycleways abound, making the most of the local area.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## 4 Marine View

Fine & Country proudly presents No. 4 Marine View, a prestigious waterside residence enviably nestled on St. Mary's Island. This unique home boasts four-bedrooms with an integrated annexe, elegant contemporary interiors, and a breathtaking vista over the water, combining luxury with a truly inspiring setting.

On the first floor, discover an open-plan configuration thoughtfully designed for social living and entertaining. The well-equipped kitchen, perfect for culinary creation, flows effortlessly into the dining area and expansive living room, enhanced by French doors that open to a large southerly facing terrace, with an awe-inspiring, elevated view over shimmering waters, ideal for al fresco dining and relaxing with family and friends.

Ascend to the second floor, a haven of tranquility, where three elegant bedrooms await. The principal bedroom, a luxurious retreat, boasts double aspect views, inbuilt wardrobes, and a sumptuous en-suite. Bedroom two, with its double aspect, inbuilt wardrobes, and Juliet balcony, offers pleasing views over the water. A well-appointed family bathroom serves bedrooms two and three, completing this serene top floor.

The ground floor showcases the property's remarkable versatility, featuring a luxurious fourth bedroom, shower room, kitchenette, and lounge, ideal for extended family, guests, or independent living by means of providing a self-contained annexe.









# Step outside

## 4 Marine View

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### Garden

Marine View stands gracefully within a large wrap-around predominantly walled garden, laid to lawn with prolifically well stocked flower beds exhibiting an array of mature shrubbery and herbaceous plants. The gardens offer an exceptional sense of privacy and tranquillity, with a unique waterside backdrop.

### Parking

An integrated double garage provides secure parking for cherished vehicles and convenient storage, while a driveway affords off street parking for two cars.

Contact Fine & Country today to arrange your private viewing of this exceptional property.

Freehold

Council Tax Band G

EPC Rating C

There are restrictive covenants relating to the property - for more information please enquire

Ultrafast Full Fibre Broadband, Gfast Fibre Broadband & Superfast Fibre Broadband available at the property, for more information please look online

For mobile coverage in this area please look online

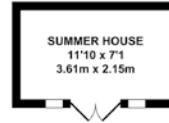
The following are connected at the property: - Electric / Gas / Mains Water / Mains Sewage / Phone / Broadband

Annual Rentcharge of £439.05 for 2024/2025 - Please enquire for details

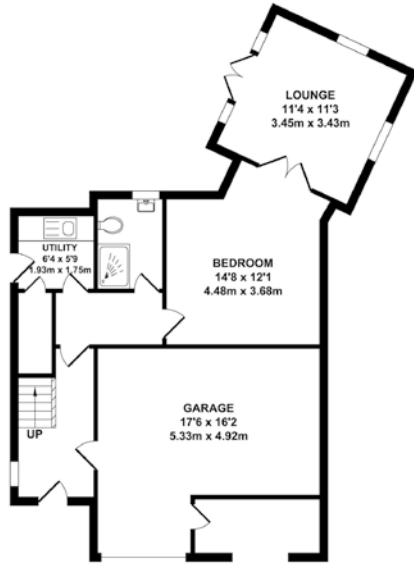


## Marine View

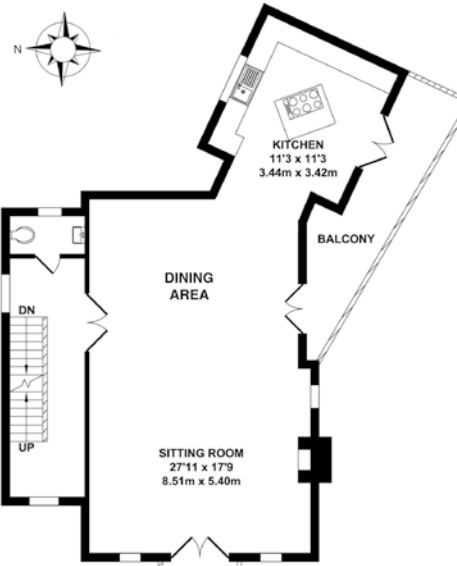
Gross internal area house (approx) = 2299 sq.ft / 213.51 sq.m  
 Outbuildings = 122 sq.ft / 11.37 sq.m  
 Total = 2421 sq.ft / 224.88 sq.m



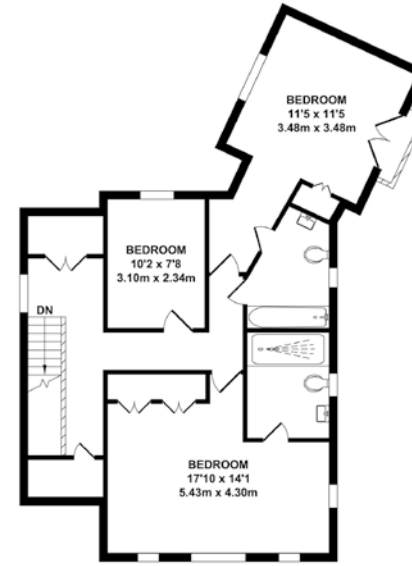
**OUTBUILDINGS**  
122 SQ.FT / 11.37 SQ.M



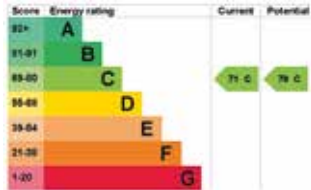
**GROUND FLOOR**  
770 SQ.FT / 71.57 SQ.M



**FIRST FLOOR**  
757 SQ.FT / 70.37 SQ.M



**SECOND FLOOR**  
770 SQ.FT / 71.57 SQ.M



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Guide Price £800,000 - £850,000



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