

**9 Haddington Court, William Street, Herne Bay, CT6 5EJ**

**£480,000**









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Penthouse Luxury with Panoramic Coastal Outlook – Third Floor with Large Sea-View Terrace

Welcome to the Penthouse at Haddington Court, an extraordinary third-floor residence that spans the entire front elevation of the building, maximising natural light and delivering an impressive sense of space. Elevated above the rooftops, this flagship home features a large private terrace with far-reaching sea views, creating an exceptional setting for relaxing, entertaining or simply enjoying the coastal atmosphere.

Designed with elegance and modern living in mind, the penthouse offers a spacious open-plan living, dining and kitchen area, where expansive glazing draws in the coastal light and frames the outlook.

The principal bedroom suite is a luxurious retreat, complete with a private dressing room and a beautifully appointed en suite shower room. A further generous double bedroom provides comfortable guest accommodation, while a separate study offers an ideal workspace or a peaceful room for reading or hobbies.

With its commanding position, premium specification and the rare advantage of spanning the building's front façade, this penthouse offers an unparalleled blend of luxury, privacy and breathtaking views.

# Description

Reservation Fee Applicable
A non-refundable reservation fee of £2,000 is payable to the developer upon acceptance of an offer. This fee secures the property and will be deducted from the final purchase price upon completion. In the event that the purchaser does not proceed with the transaction, the reservation fee will not be refunded.

Specification Highlights
Where Attention to Detail Defines the Difference
At Haddington Court, every element has been thoughtfully considered to deliver exceptional quality and lasting style. These luxury two-bedroom apartments combine refined craftsmanship, contemporary design, and practical comfort — all ready for you to move in and enjoy from day one.
Interiors
Elegant Living Spaces: Light-filled rooms finished in white matt create a fresh, timeless canvas.
Flooring: Amtico Oak flooring flows seamlessly through living areas, complemented by luxury Cormar carpets to bedrooms for warmth and comfort.

Doors & Joinery: Oak finished doors, white satinwood skirting, and architraves add a refined finish throughout.
Kitchens
Designed and fitted by one of England's premier bespoke designers with fully integrated appliances for a sleek, modern aesthetic with Miele appliances.
High-quality glass splashbacks and durable worktops combine practicality with contemporary design flair.
Bathrooms & En-suites .
Beautifully appointed with sanitaryware including fluted vanities, Marble tiling, and chrome fittings.

Backlit mirrors and underfloor heating add a touch of hotel-style luxury.

Lighting & Electrical
Recessed LED lighting and screwless polished chrome switches enhance the clean, modern interiors.

All apartments include video entry systems for peace of mind and convenience.

Comfort & Energy Efficiency
Designer radiators and Heat Mat electric underfloor heating ensure year-round comfort.

Efficient heating and hot water solution.

Outdoor Living
Private gardens to ground-floor apartments and decked terraces or balconies to upper floors provide perfect spaces for relaxation and entertaining.

Each detail at Haddington Court reflects the developers' commitment to craftsmanship, style, and comfort — delivering homes that feel both luxurious and effortlessly liveable.

* Full specification list can be provided - This may be subject to change.

Tenure: Leasehold 999 Year Lease

Annual Service Charge - To be confirmed

Council Tax Band: To be confirmed

Ten Year ICW Warranty

SAP Rating B

Ground Rent: Peppercorn Rent

Herne Bay – Seaside Living Redefined
Nestled on Kent's picturesque north coast, Herne Bay offers the charm of a traditional seaside town combined with the ease of modern living. Just over 90 minutes from London by train, with excellent connections via the A299 and M2, Herne Bay provides an ideal balance: the tranquillity of the coast with swift access to the capital and beyond.

A Vibrant Seafront Lifestyle
The seafront is the town's crown jewel – a sweeping promenade lined with colourful beach







# APARTMENT 9

## BLOCK B – THIRD FLOOR

Haddington Court, William Street,
Herne Bay, Kent CT6 5NR




Apartment 9 - 94.8sqm - Block B - 3rd Floor

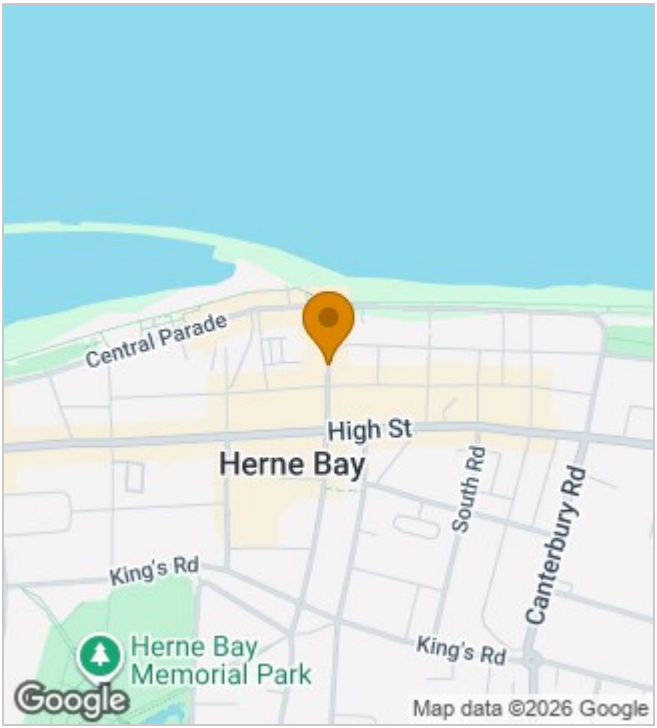
2 Bedrooms | 2 Bathrooms (1 Ensuite) | Open Plan Living / Kitchen | Study | 2 Store Rooms | Large Terrace

### APARTMENT DETAILS

| | |
|---|---|
| Apartment No: | 9 |
| Block: | B |
| Floor: | Third Floor |
| Total Area: | 94.8 sqm / 1,020 sq ft |
| Council Tax Band: | TBC |

**Disclaimer:**
All measurements are approximate and for guidance only. Floor plans are not to scale. Furniture shown is for illustrative purposes only and not included.


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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| England & Wales | EU Directive 2002/91/EC | |


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2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
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