



9 Haddington Court, William Street, Herne Bay, CT6 5EJ
£485,000



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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.

Completion Summer 2026 — secure this exceptional home off-plan today

Description

Exclusive Purchaser Incentive

For a limited time, the developer is offering a £15,000 purchaser incentive on selected reservations.

This contribution can be used towards Stamp Duty Land Tax, legal fees, or other qualifying purchase costs, making your move to Haddington Court even more rewarding.

Viewings are now available by appointment. Contact us today to arrange your visit to the Show Apartment and experience Haddington Court for yourself.

*Please note: The photographs featured are of Apartment 20, the Haddington Court Show Apartment, and have been provided to illustrate the quality of finish and specification available within the development.

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.

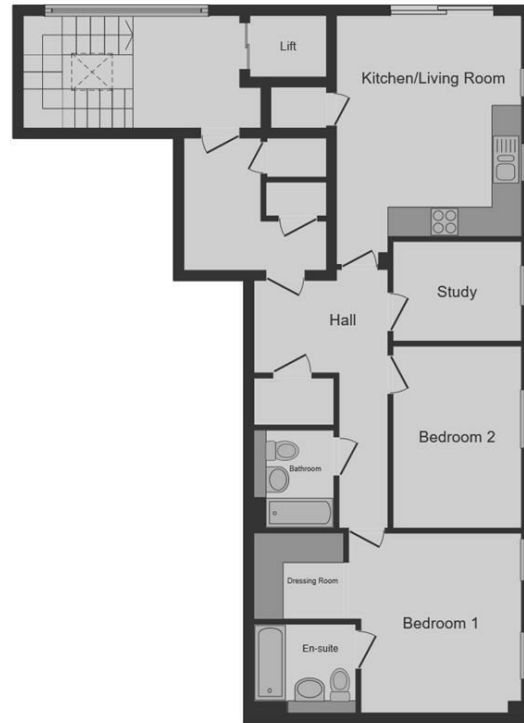
* Full specification list can be provided - This may be subject to change.

Tenure: Leasehold 999 Year Lease

Annual Service Charge - To be confirmed

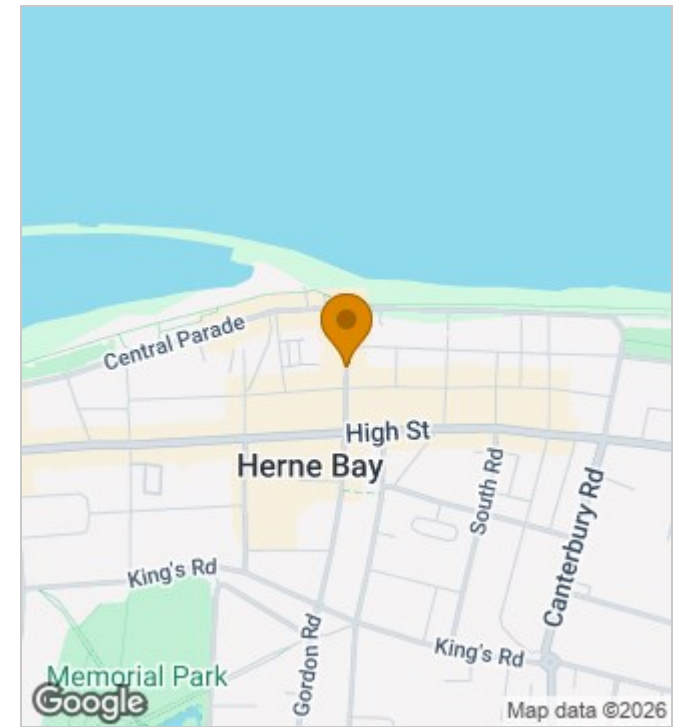
Council Tax Band: To be confirmed





Third Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
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.
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