



9 Haddington Court, 10 William Street, Herne Bay, CT6 5EJ
£510,000



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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

Tenure: Leasehold 999 Year Lease

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.

Annual Service Charge - To be confirmed

Council Tax Band: To be confirmed

Ten Year ICW Warranty

EPC/SAP Rating - To be confirmed

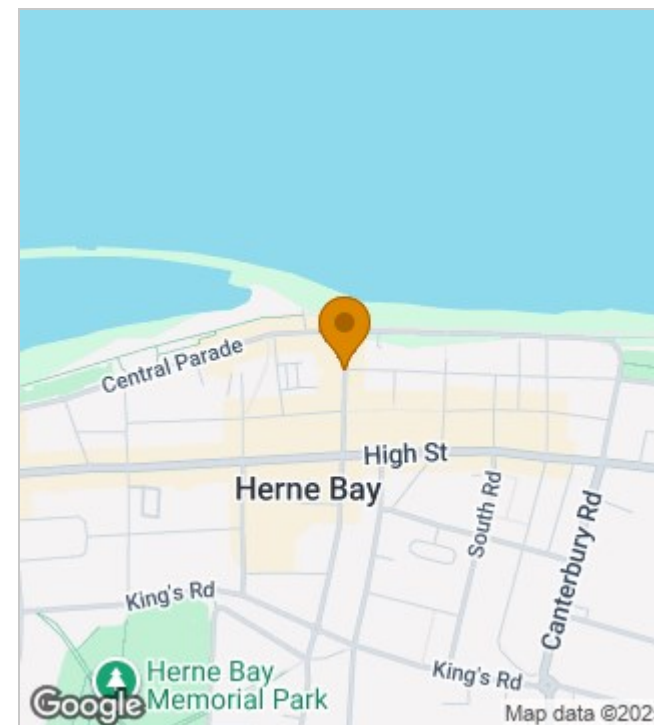
Ground Rent: Peppercorn Rent

Living/ Kitchen 29.1 sqm

Bedroom One 12 sqm

Bedroom Two 20.4 sqm





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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