60 MARINE PARADE

WHITSTABLE • KENT



CHRISTOPHER HODGSON

FOR COASTAL, COUNTRY & CITY LIVING

60 MARINE PARADE

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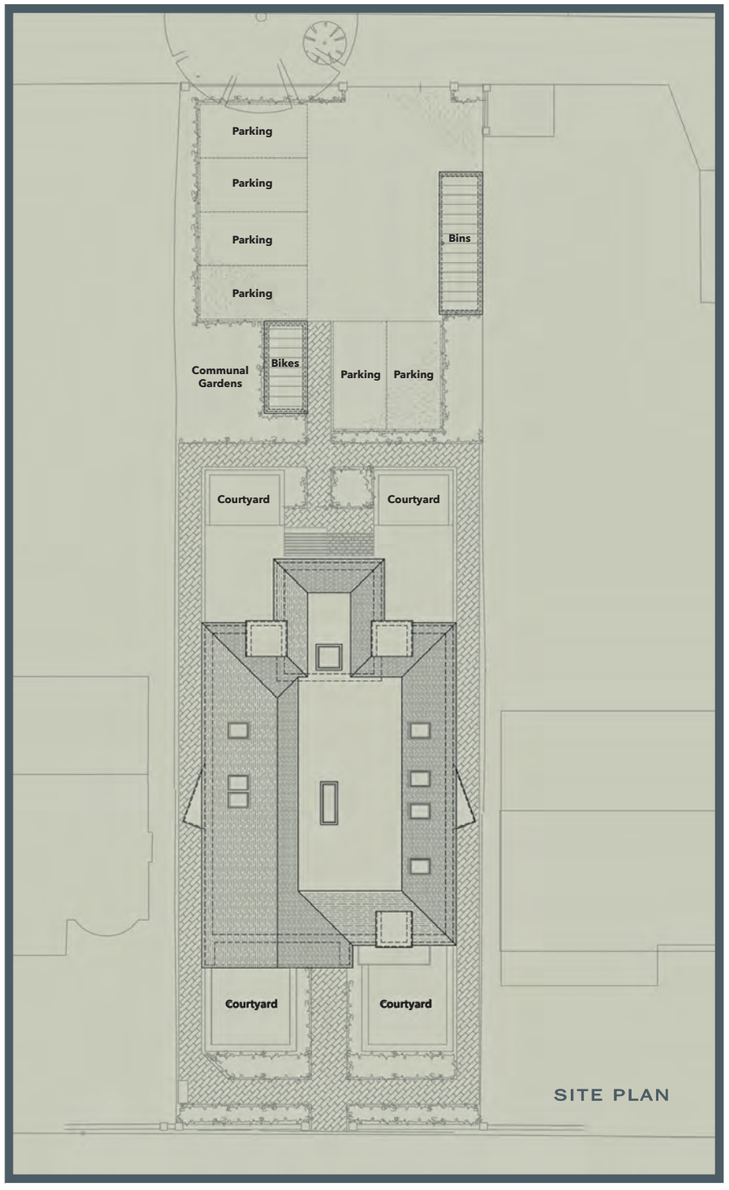
ICONIQ HOMES

SMART PROPERTY DEVELOPMENT





A prestigious new development of five luxury apartments in one of the area's most exclusive sea facing locations, from where it commands panoramic views across Whitstable bay and towards the Isle of Sheppey.

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THE APARTMENTS

This striking contemporary building features aluminium cladding, smart brickwork and contrasting white render beneath a slate tiled roof. The development comprises four two bedroom apartments and an exceptional three bedroom penthouse which occupies the whole of the top floor. Each apartment provides bright, open-plan living accommodation finished to a high specification throughout, to include stylish kitchens and bathrooms, with some benefitting from sea facing balconies and courtyard gardens and all enjoying outstanding views of the sea.

The building is serviced by a lift, a cycle store and secure allocated parking to the rear of the building, accessed via Tankerton Road.

The superb penthouse apartment totals 1,377 sq ft (128 sq m) and is arranged to provide an entrance hall, a spacious living room opening to a large sea facing balcony, three bedrooms and two bathrooms. The principal bedroom benefits from an en-suite shower room, walk-in wardrobe, and Juliette balcony.

LOCATION

Marine Parade is amongst the area's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond.

Tankerton Road is moments away and offers an excellent range of local shops and restaurants, and Whitstable town is less than 1 mile distant with the bustling High Street providing a wide range of shopping facilities as well as fashionable restaurants and recreational amenities.

Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins.

The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

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PORCELANOSA TILES · BATHROOMS · KITCHENS

SIEMENS



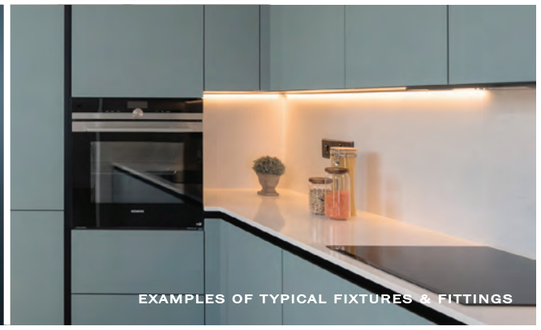












EXAMPLES OF TYPICAL FIXTURES & FITTINGS

SPECIFICATION

Kitchens

- Designer fitted kitchens with quartz Silestone worksurfaces
- Integrated Siemens appliances consisting of:
  - Fridge/freezer
  - Induction hob with integrated extractor hood above (downdraft extractor to apartments 1 & 2)
  - Electric Oven
  - Dishwasher
- Blanco stainless steel sink with Blanco tap
- LED under-lighting to wall cabinets
- Recessed LED downlighters or pendants to all rooms
- Quooker boiling water tap (Penthouse only)

Bathrooms

- High quality sanitary ware
- Wall hung WC with concealed cistern
- Walk-in shower cubicle with rainfall shower and separate bath (apartments 3 & 4)
- En-suite shower room (apartments 1, 2 & Penthouse)
- Bath with overhead shower (apartments 1, 2 & Penthouse)
- Electric heated towel rails in chrome
- Shaver sockets in Black Nickel
- Tiles by Porcelanosa
- Brushed chrome tile trims
- Feature LED lighting and alcoves

Utility Room/Cloakroom

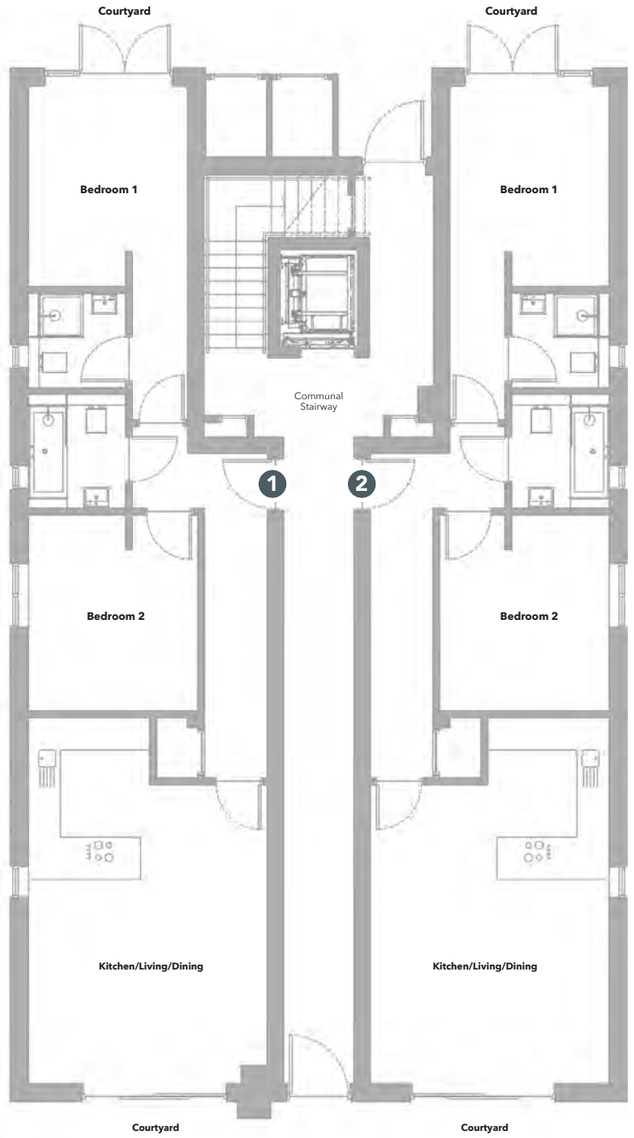
- Recess and plumbing for washing machine/dryer

General

- 'Ideal' combination gas-fired boiler
- Zonally controlled underfloor heating (wet system)
- Black powder coated aluminium external windows and doors
- Sliding doors to balconies and front facing courtyards
- Juliet balconies to principal bedrooms to Apartments 3 & 4, and to Penthouse bedrooms 1, 2 and 3
- Patio doors to rear courtyards (apartments 1 & 2)
- Solar powered opening Velux roof lights (Penthouse only)
- Vaulted ceilings (Penthouse only)
- Glass balustrades to balconies (apartments 3,4 & Penthouse)
- Composite decking to balconies/terraces and courtyard gardens (apartments 1 & 2)
- LED up/down wall lights to balconies/courtyards
- Herringbone LVT flooring to living spaces, hallways, and utility cupboards
- Carpets to bedrooms
- White linear style internal doors with black Nickel furniture
- Switch plates and sockets in black Nickel
- USB points in black Nickel (selected rooms)
- TV/Aerial/BT/sat points (selected rooms)
- Cabling for high speed fibre broadband connection installed (subscription required)
- Remotely operated heavy duty steel entrance gates to parking area
- Wi-Fi Video phone entry system
- Feature coffered ceilings with LED lighting
- Internal wall lights

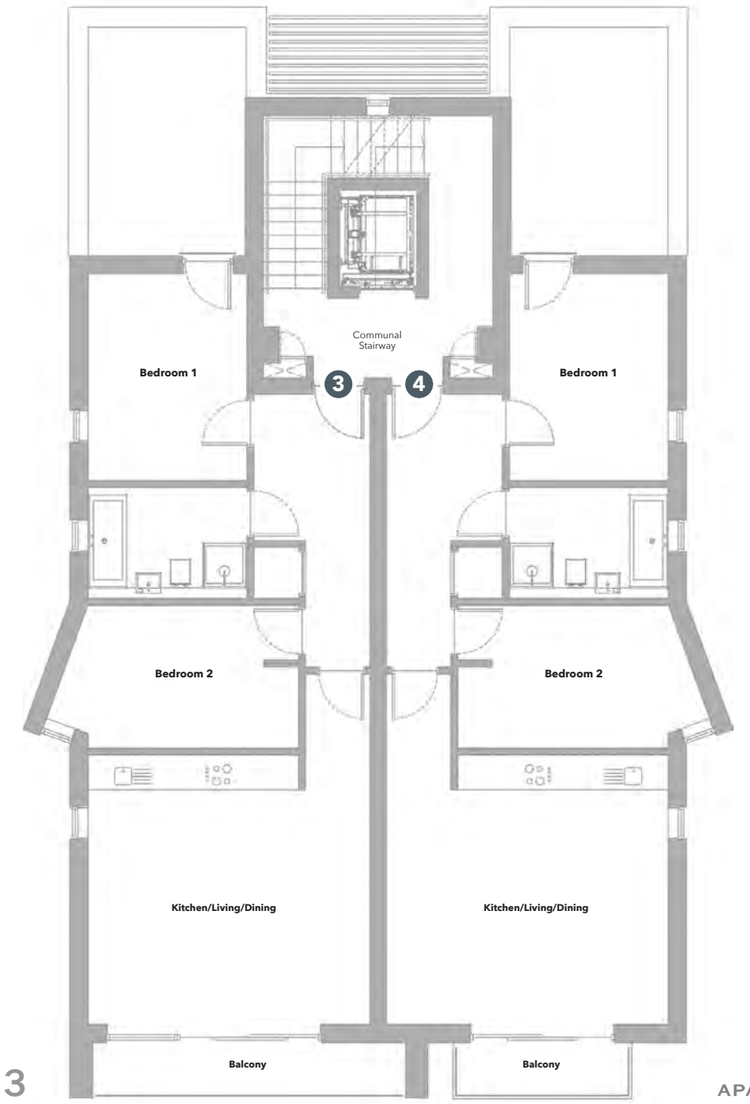
Warranty

- 10 year structural warranty provided by Buildzone



APARTMENT 1

APARTMENT 2



APARTMENT 3

APARTMENT 4

GROUND FLOOR

Apartment 1

Floor area: 74 sq m (796.5 sq ft)

- **Kitchen/Living/Dining** 6.80m x 4.40m (22'3" x 14'5")
- **Bedroom 1** 3.70m x 2.90m (12'1" x 9'6")
- **En-Suite** 1.80m x 1.70m (5'10" x 5'6")
- **Bathroom** 2.10m x 1.80m (6'10" x 5'10")
- **Bedroom 2** 3.60m x 3.10m (11'9" x 10'2")
- **Utility** 1.10m x 0.70m (3'7" x 2'3")
- **Front Courtyard** 4.70m x 3.60m (15'5" x 11'9")
- **Rear Courtyard** 3.20m x 2.30m (10'5" x 7'6")

Apartment 2

Floor area: 74 sq m (796.5 sq ft)

- **Kitchen/Living/Dining** 6.80m x 4.40m (22'3" x 14'5")
- **Bedroom 1** 3.70m x 2.90m (12'1" x 9'6")
- **En-Suite** 1.80m x 1.70m (5'10" x 5'6")
- **Bathroom** 2.10m x 1.80m (6'10" x 5'10")
- **Bedroom 2** 3.60m x 3.10m (11'9" x 10'2")
- **Utility** 1.10m x 0.70m (3'7" x 2'3")
- **Front Courtyard** 4.70m x 3.60m (15'5" x 11'9")
- **Rear Courtyard** 3.20m x 2.30m (10'5" x 7'6")

FIRST FLOOR

Apartment 3

Floor area: 74 sq m (796.5 sq ft)

- **Kitchen/Living/Dining** 5.20m x 5.00m (17'0" x 16'4")
- **Bedroom 1** 3.80m x 2.90m (12'5" x 9'6")
- **Bathroom** 2.90m x 2.00m (9'6" x 6'6")
- **Bedroom 2** 4.70m x 2.60m (15'5" x 8'6")
- **Utility** 0.90m x 0.80m (2'11" x 2'7")
- **Balcony** 3.20m x 0.90m (10'5" x 2'11")

Apartment 4

Floor area: 74 sq m (796.5 sq ft)

- **Kitchen/Living/Dining** 5.20m x 5.00m (17'0" x 16'4")
- **Bedroom 1** 3.80m x 2.90m (12'5" x 9'6")
- **Bathroom** 2.90m x 2.00m (9'6" x 6'6")
- **Bedroom 2** 4.70m x 2.60m (15'5" x 8'6")
- **Utility** 0.90m x 0.80m (2'11" x 2'7")
- **Balcony** 3.20m x 0.90m (10'5" x 2'11")

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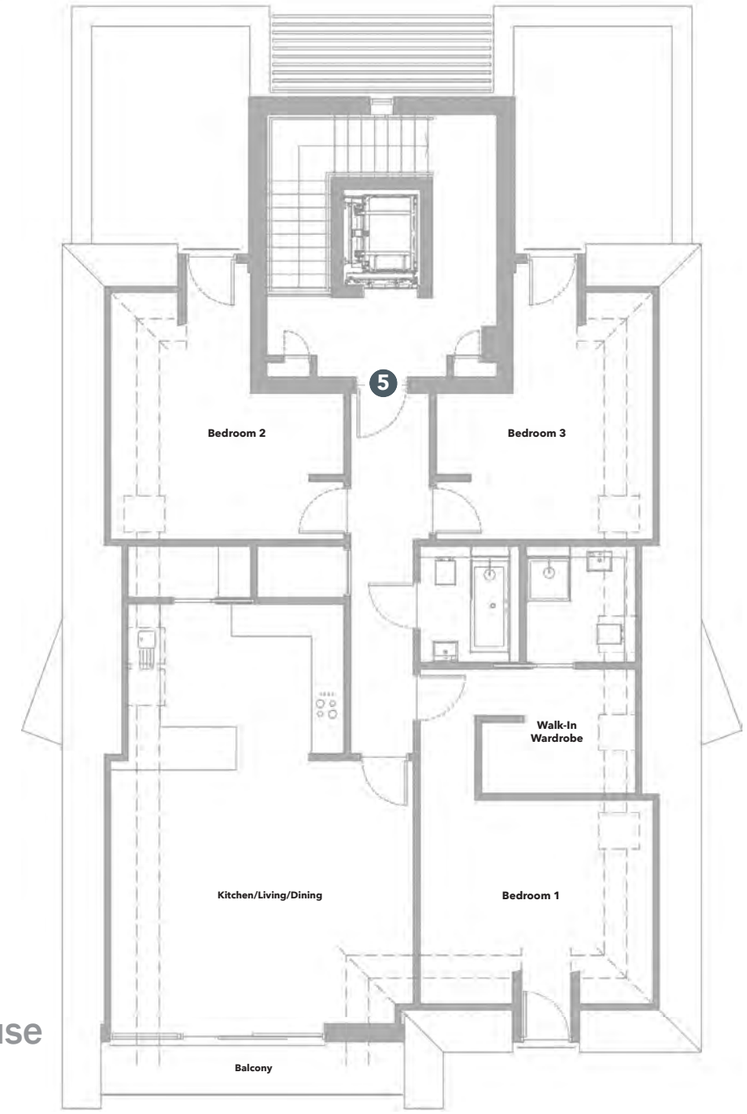


N

Penthouse

SECOND FLOOR

Apartment 5

Floor area: 128 sq m (1,377 sq ft)

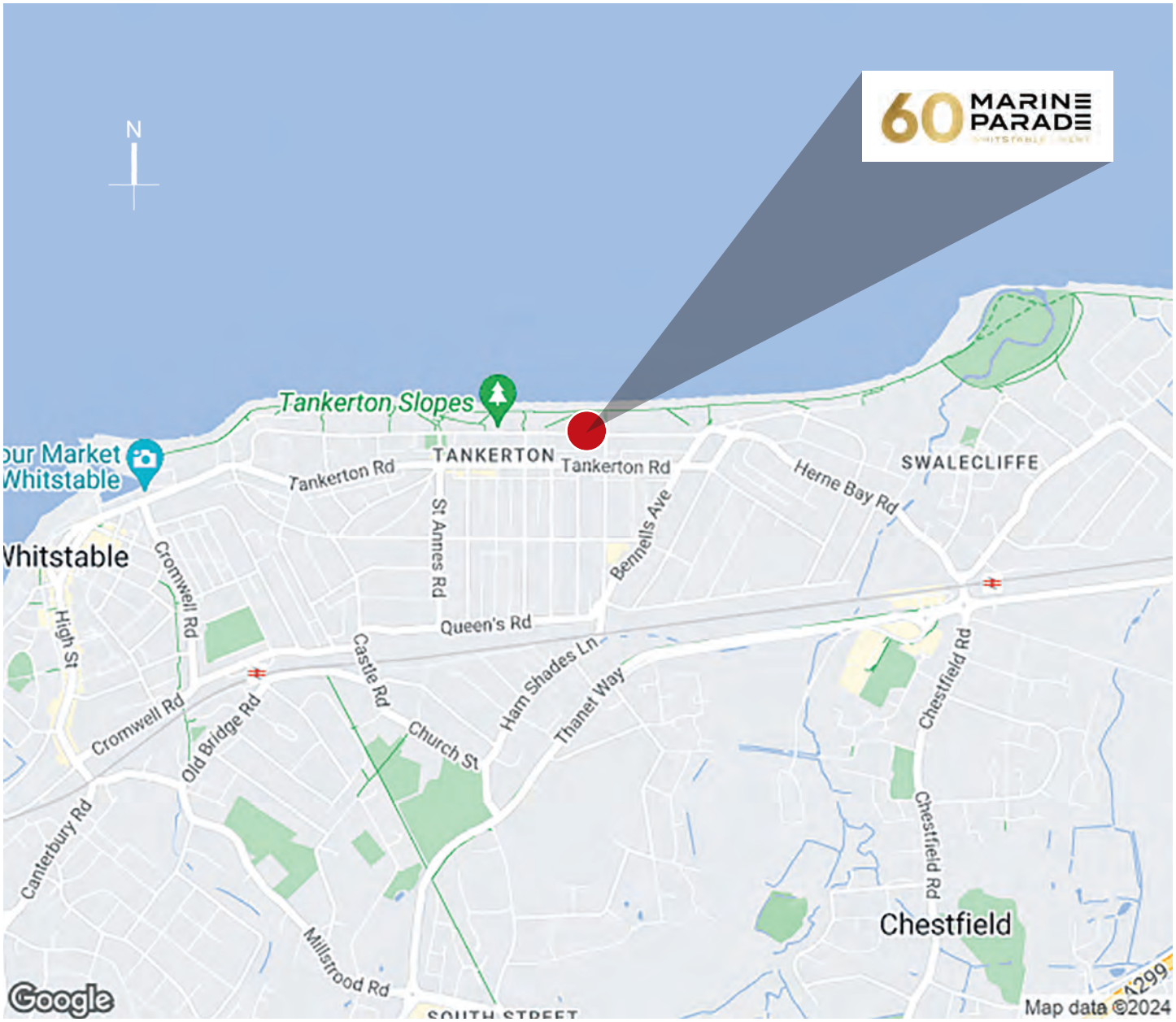
- **Kitchen/Living/Dining** 8.00m x 5.60m (26'2" x 18'4")
- **Bedroom 1** 4.30m x 3.80m (14'1" x 12'5")
- **Walk-In Wardrobe** 2.80m x 2.30m (9'2" x 7'6")
- **En-Suite** 2.10m x 2.00m (6'10" x 6'6")
- **Bedroom 2** 4.60m x 4.00m (15'1" x 13'1")
- **Bedroom 3** 4.60m x 4.00m (15'1" x 13'1")
- **Bathroom** 2.10m x 1.80m (6'10" x 5'10")
- **Utility** 2.20m x 0.90m (7'2" x 2'11")
- **Store Cupboard** 1.60m x 0.90m (5'2" x 2'11")
- **Balcony** 5.60m x 0.90m (18'4" x 2'11")











FOR FURTHER INFORMATION, CONTACT

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PREDICTED EPC RATINGS

Apartments 1 & 2

- Rating = B (83)

Apartments 3 & 4

- Rating = B (86)

Penthouse (Apartment 5)

- Rating = B (86)