



# EDDINGTON PARK

HERNE BAY



## Eddington Terrace

Quinn  
Homes





**Herne Bay is Kent's renaissance town.**

**Two miles of beach fronts a Victorian seafront - the very image of Herne Bay. However, there is so much more to this cosmopolitan town, close to both Whitstable and Canterbury.**

Eddington Park is a collection of one, two and three bed apartments on an award-winning development which includes the Herne Bay Sports Hub, a £10m, 15-acre state of the art facility, home to Herne Bay Youth Football Club, Herne Bay Cricket Club, Herne Bay Tennis Club and Herne Bay Hockey Club.

Located for easy access to the A299, Eddington Park and Herne Bay allows easy access to East Kent and the wider road network. St Pancras is a mere 80 minutes away from Herne Bay's train station.

**“My experience of Quinn Homes has been first class, I had superb service from start to finish from everybody involved. Everyone is impressed by the quality of finish... I love my new home!”**

**Ms Kerrison**

The Beer Cart Building, Canterbury







Indicative view of Eddington Terrace



# The Sea, Big Skies and Historic Landscapes

With two miles of coastline, a sand and shingle beach, colourful beach huts, seafront gardens, a pier and bandstand, Herne Bay is the epitome of the traditional British seaside resort. Traditional rides, a Helter Skelter, stalls, amusements, a retail village with food and drink huts now fills the pier.



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Herne Bay has exciting areas of green space including the Memorial Park and along the seafront the sunken Waltrop Gardens and Reculver Country Park, with its clifftop paths and varied wildlife to be seen on the marshes and rare clifftop wildflower meadows.

Reculver Towers are a striking pair of 12th-century church towers set on the edge of a cliff. The only part of the church remaining, preserved as a landmark for sailors, they are visible for miles around. But there are even earlier ruins here; the church was built in the centre of an old Roman fort, dating from around 200AD.





The Oyster Bay Trail is a new walking and cycling route that takes in all of Herne Bay's coast. At 6.7 miles in length, it's a pleasant, mostly flat route. The first phase comprises around five miles of promenade, cycle paths and residential roads, with the remainder along Herne Bay's seafront.

*Herne Bay has a heavily independent high street led by fine boutiques and eateries. Herne Bay's Seaside Museum has a fascinating collection and changing exhibitions.*

Set in nearby Herne Common, Wildwood is a wild animal park with a difference. All the animals here are, or were, native to the British Isles, with more than 200 animals and birds at the 40-acre woodland site. There is everything from large European brown bears, bison, wolves, lynx and beavers.

Beach Creative is a community art gallery showcasing works from Kent artists and host to workshops ranging from painting, printing and life drawing to creative writing and clay sculpting. In addition, Herne Bay has the independent Kavanagh Cinema and the 72-seater Little Theatre.









# HERNE BAY

## SPORTS HUB

*On Eddington Park itself, the newly opened £10m, 15-acre Herne Bay Sports Hub provides state-of-the-art facilities for the local community and local sports clubs.*

With sailing, rowing and yachting facilities, the sea is an amazing asset for the town.

Herne Bay has a range of Ofsted 'Good' primary schools along with the High School and grammar schools close by in Faversham, Ramsgate and Canterbury.

Herne Bay has enviable commuting options with the A299 connecting to the M2 nearby in Faversham. HS1 provides trains to St Pancras with trains also connecting to London Victoria.







# Quinn Homes

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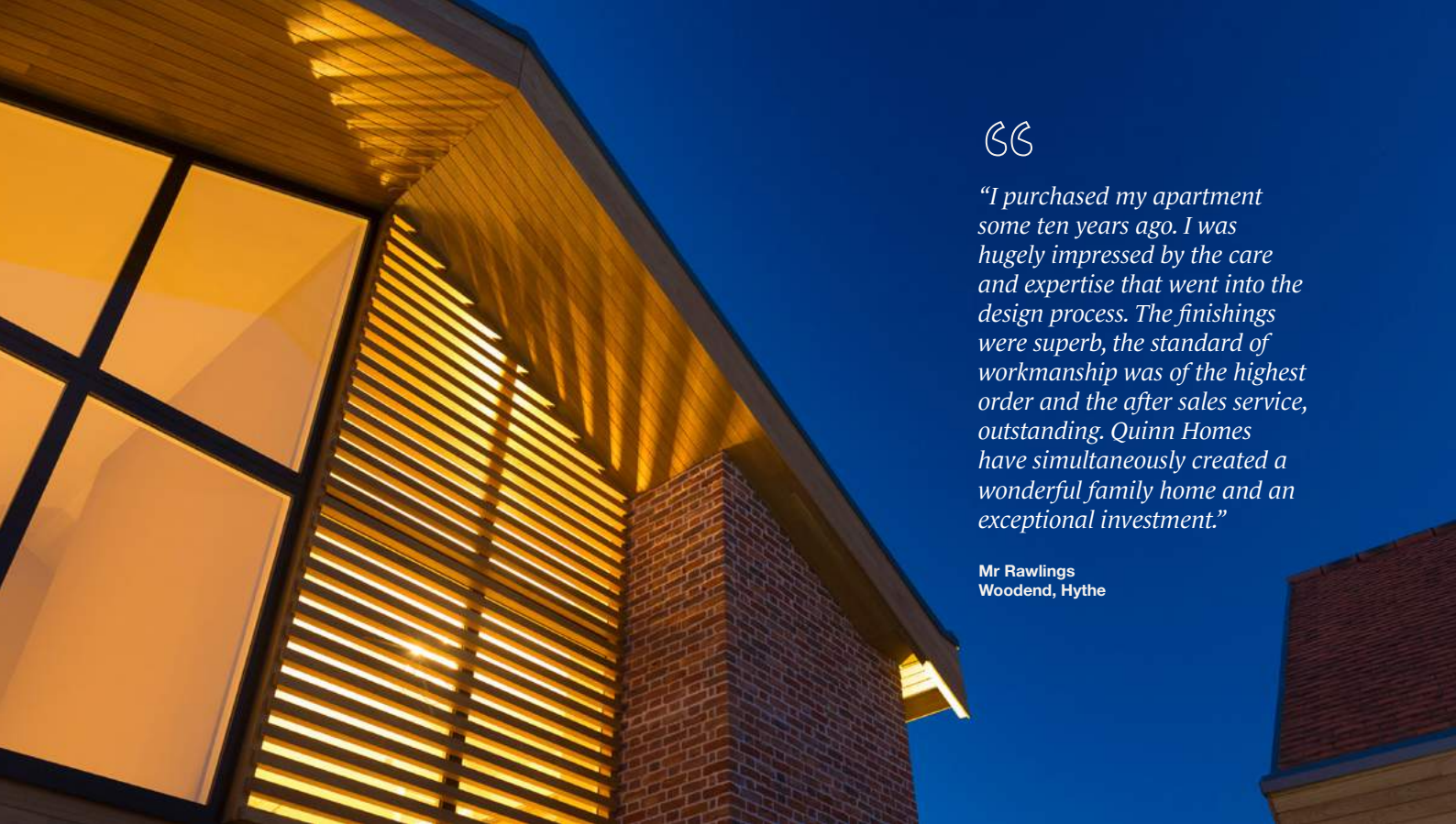
*Quinn Homes  
are one of Kent's  
leading developers of  
outstanding new homes.*

With 25 years experience, Quinn Homes have consistently delivered exemplary projects across the county.

As part of our ethos, we support the communities in which we develop, funding local projects and providing new facilities.







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*"I purchased my apartment some ten years ago. I was hugely impressed by the care and expertise that went into the design process. The finishings were superb, the standard of workmanship was of the highest order and the after sales service, outstanding. Quinn Homes have simultaneously created a wonderful family home and an exceptional investment."*

Mr Rawlings  
Woodend, Hythe

Each new home is built to exacting standards and signed off by a director of Quinn Homes to ensure that the pride our experienced and professional team have is reflected in all we do.

Quinn Homes are committed to industry leading levels of aftercare backed by a building warranties demonstrating our commitment to you and your new home.



Best Small Housebuilder



Irvine Sellar Award

Awarded to Quinn Estates for the Herne Bay Sports Hub in recognition of a truly transformative and game-changing project and their continued regeneration work across Kent



Social Impact Award

Shortlisted for  
Herne Bay Sports Hub  
Irvine Sellar - Quinn Estates  
Social Impact Award - Herne Bay Sports Hub



RESI Awards 2020

Small Developer of the Year  
Quinn Homes

# Overall Site Plan



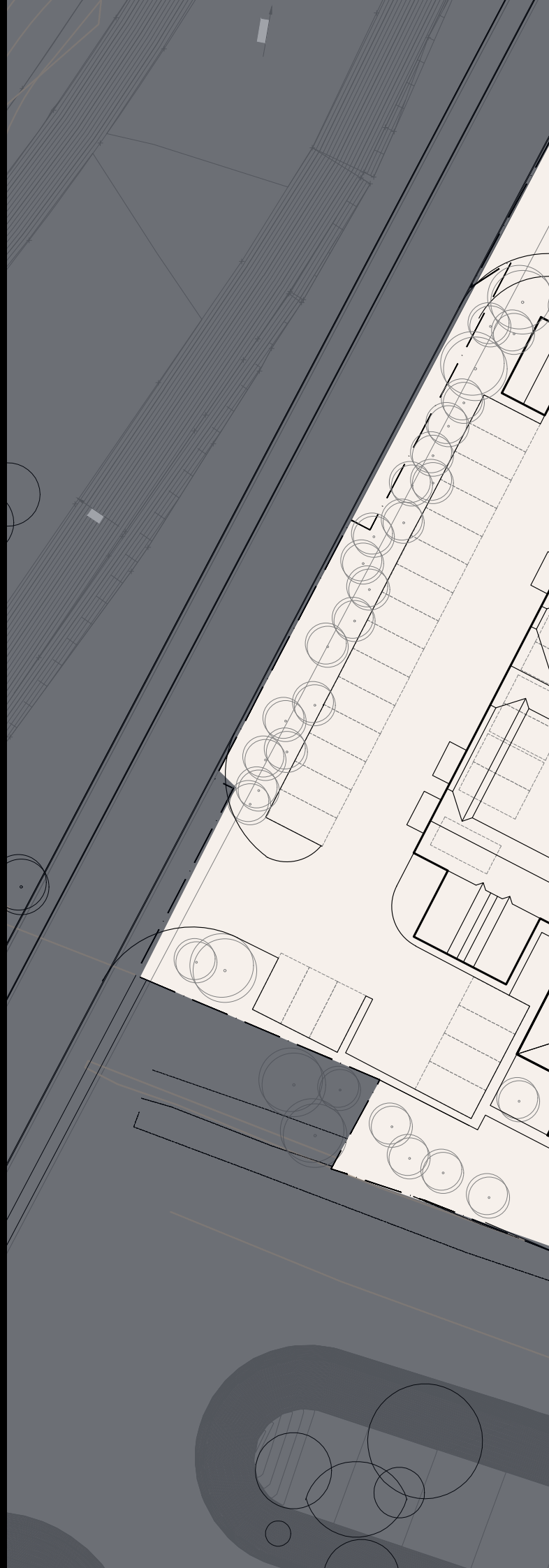
HERNE BAY  
SPORTS HUB



An architectural site plan for a residential development. The plan shows a large, irregularly shaped site with a complex arrangement of buildings, roads, and landscaping. A large, irregularly shaped pond is located in the lower right quadrant. Several smaller, irregularly shaped ponds are scattered throughout the site. The buildings are arranged in a grid-like pattern, with some buildings having multiple stories. The roads are shown as thin lines, and the landscaping is represented by circles of varying sizes. A yellow rectangular area is highlighted in the upper right quadrant, and a yellow line points from the text 'Eddington Terrace' to this area.

## Eddington Terrace

# Site Plan







**Eddington  
Terrace**

This is an aerial map of a residential area. A specific section of the map is highlighted in a light cream color, while the surrounding area is in a dark grey tone. Within the cream-colored section, three buildings are outlined in black and labeled with the numbers 24, 25, and 26 in a bold, orange font. The map also shows various other features: numerous circular shapes representing trees or gardens, rectangular shapes representing other buildings or plots, and a winding road or path at the bottom of the frame. The overall style is that of a technical or planning map.

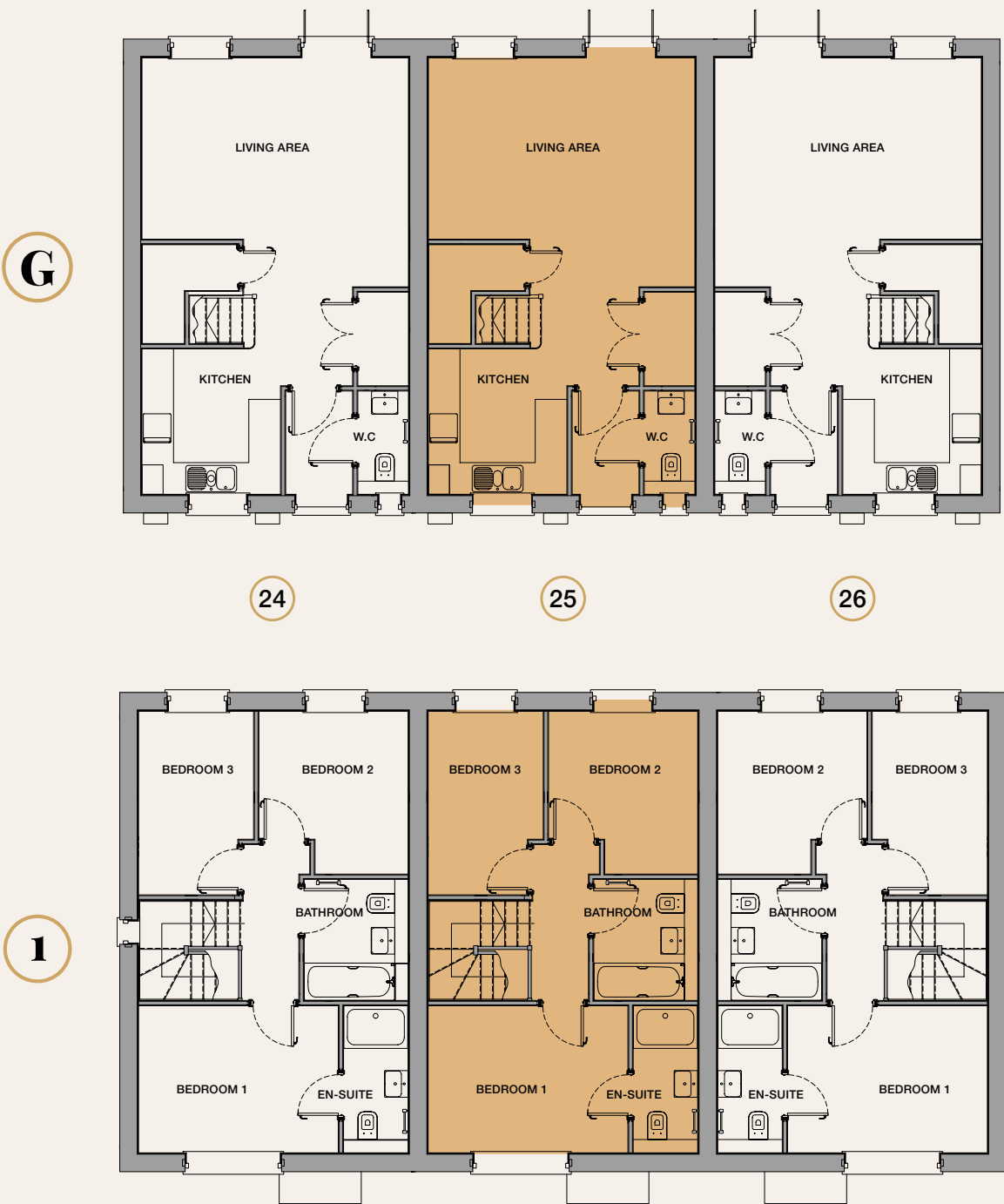
**24  
25  
26**

# Eddington Park

## Plots 24, 25, 26

3 Bed Terraced Houses  
2 Parking Spaces Per House

915 sq.ft (85 sq.m)





Indicative images of Eddington Terrace at Eddington Park





**Specification**

## KITCHENS

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Contemporary designed kitchen with fitted wall and base units  
Soft close hinges to cabinet doors  
Stainless steel sink  
Integrated electric oven, induction hob and extractor  
Integrated combination microwave oven  
Natural stone quartz worktops and full height splashbacks  
Integrated A+ rated fridge/ freezer  
Integrated dishwasher  
Low voltage recessed downlights to kitchen area  
Under pelmet feature lighting  
Porcelanosa tiled floor

## BATHROOMS / ENSUITES

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Glass shower screen  
Designer taps and thermostatic shower mixer unit  
Full height large format Porcelanosa ceramic tiling to statement walls  
Porcelanosa tiling to floor  
Low voltage recessed downlights  
Shaver socket  
Extractor ventilation  
Heated towel rail

## BEDROOMS

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Fitted wardrobe (to master bedroom only)  
Fully fitted carpet TV/FM and telecom point (master bedroom only)  
Pendant light provision

## LIVING AREA

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Quality timber effect flooring  
Media plate providing TV/FM aerial, telecom, satellite and power points  
Pendant light provision

## EXTERNAL FINISHES

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Rear garden - part turf and part patio

## INTERIOR FINISHES

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White finished internal doors  
Polished chrome door furniture  
White painted feature profile skirting and architraves  
Matt emulsion paint finish to walls and ceilings

## SECURITY

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Entrance door with spyhole and 5 lever deadlock  
Mains supply smoke and heat detection

## WARRANTIES

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Each house is backed by a 10-year insurance backed building defects guarantee







- Abricot mi-cu
  - Caramel beurre
  - Chewing-Gum
  - Groseille
  - Figue
  - Muguet
  - Myrtille
  - Pamplet rouge
- D
- Fleur's  
for p...

# EDDINGTON PARK

Postcode – CT6 7PG



HERNE BAY  
TOWN CENTRE

HERNE BAY  
TRAIN STATION

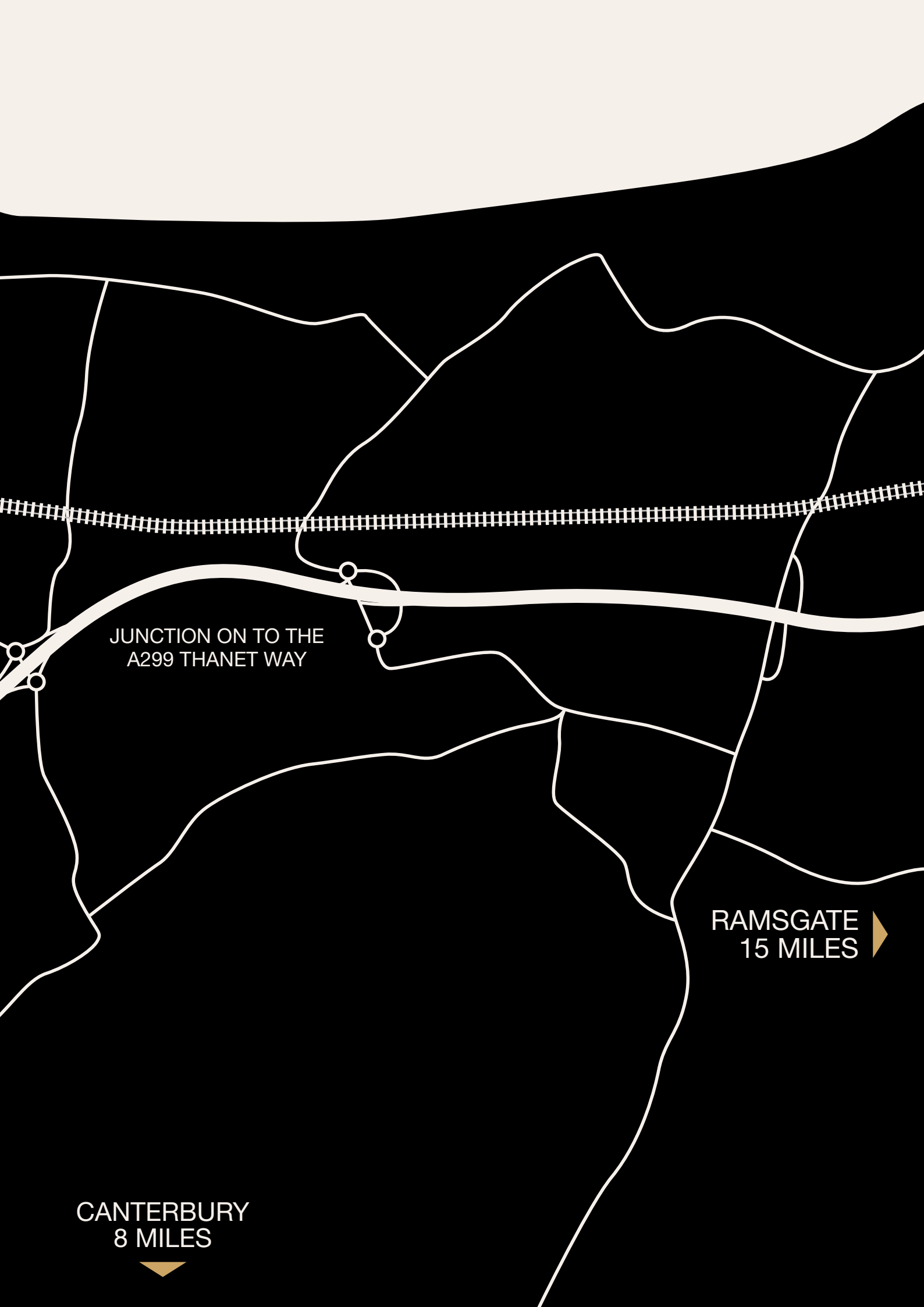
OLD THANET WAY

Eddington  Park

  
HERNE BAY  
SPORTS HUB

 FAVERSHAM  
15 MILES

 WHITESTABLE  
5 MILES



JUNCTION ON TO THE  
A299 THANET WAY

RAMSGATE  
15 MILES

CANTERBURY  
8 MILES



# EDDINGTON PARK

HERNE BAY

Quinn  
Homes

[www.quinn-homes.com](http://www.quinn-homes.com)

KimberWoodward

[www.kimberwoodward.co.uk](http://www.kimberwoodward.co.uk)

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