



EDDINGTON PARK

HERNE BAY



James House

Quinn
Homes

Welcome to Eddington Park

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.

James House at Eddington Park is a collection of one and two 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.





Indicative Image of James House at Eddington Park



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.



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

*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.





CC

"We recently purchased a new house from Quinn Homes, we had one point of contact throughout the whole process which made things very easy. The home itself is of exceptional quality and of a high spec, very much what we were looking for. This is certainly going to be our home for a long time to come."

Mr & Mrs Jeffery

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.



housebuilder
Awards
WINNER 2021

Best Small
Housebuilder

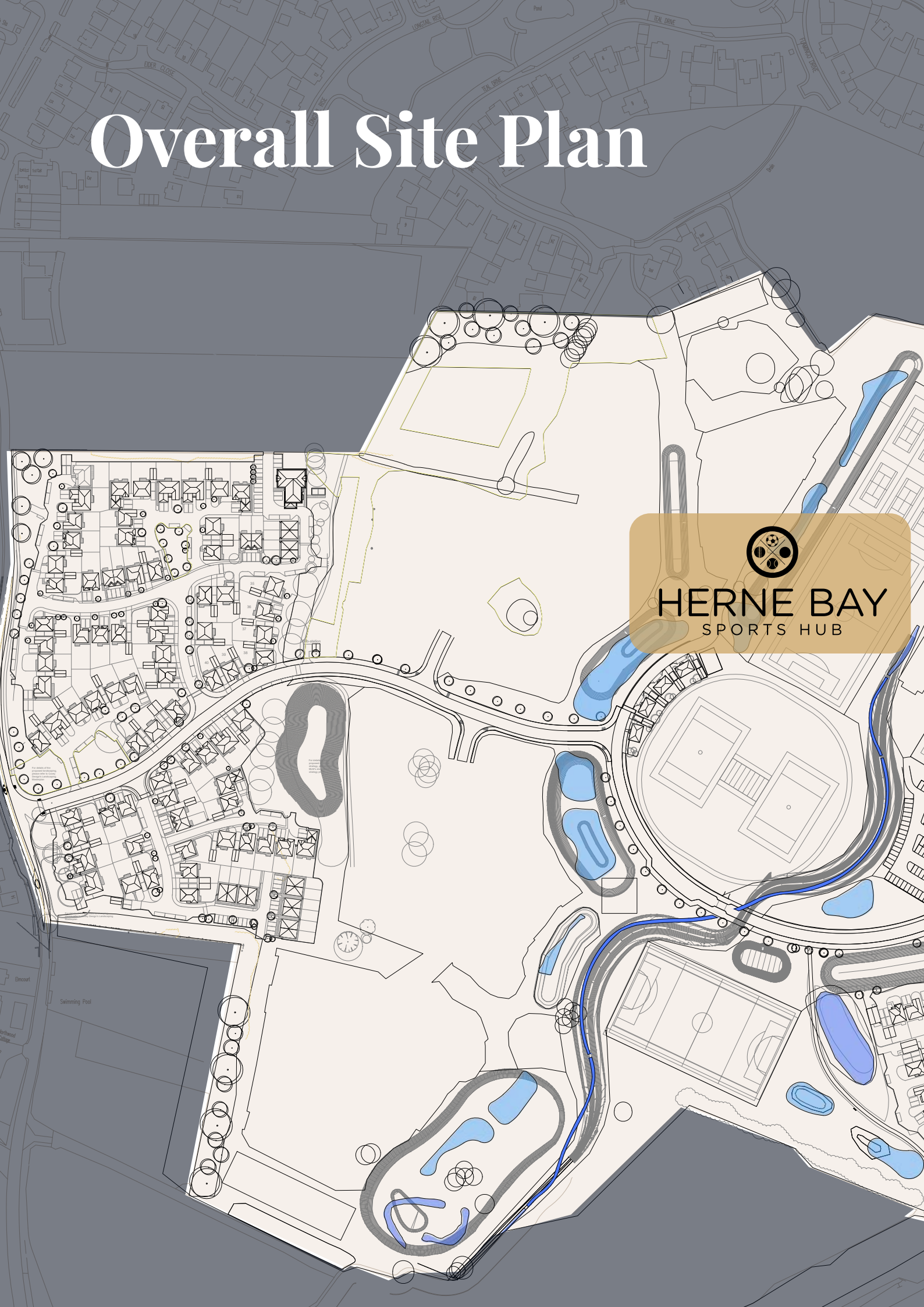
Evening
Standard
NEW HOMES
AWARDS 2021
WINNER

Best Family
Home



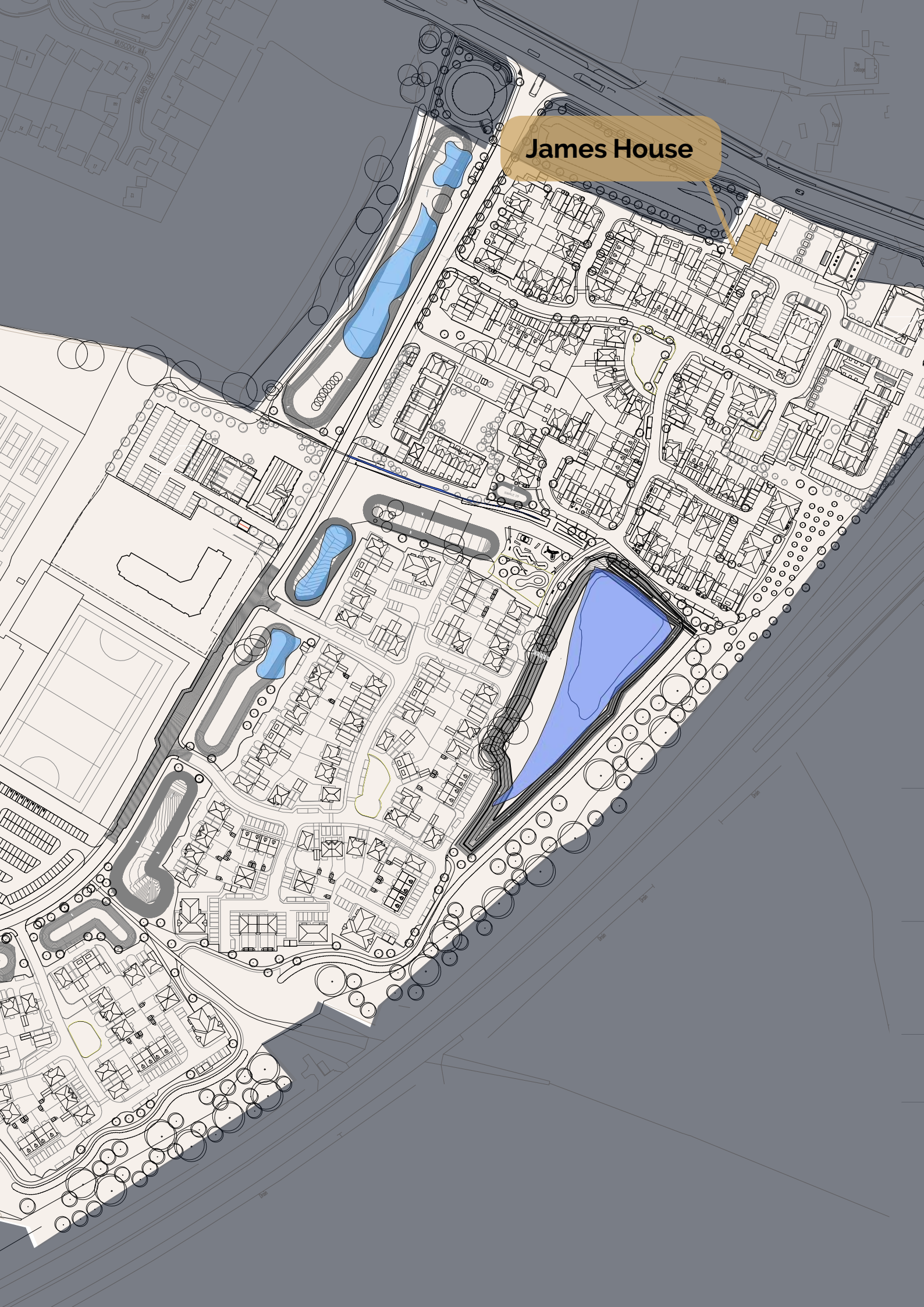
Best Small
Housebuilder

Overall Site Plan



HERNE BAY
SPORTS HUB

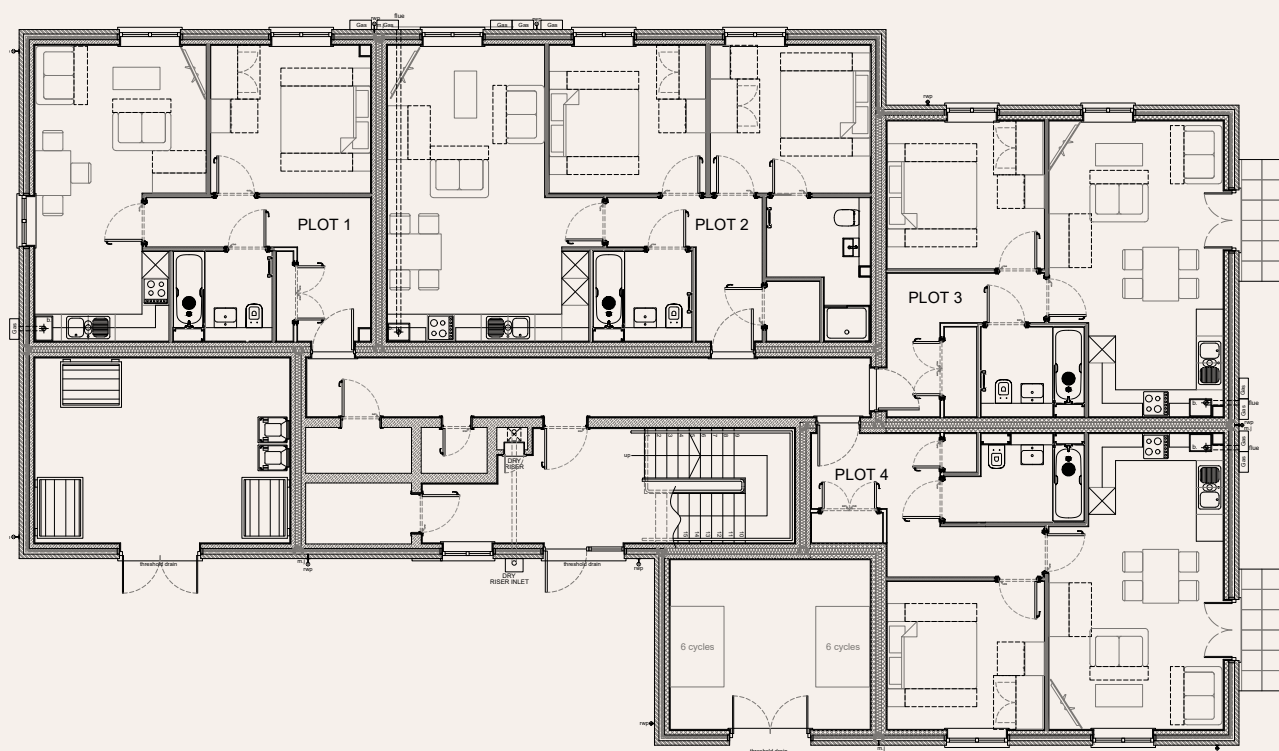
James House



Eddington Park

James House – Ground Floor

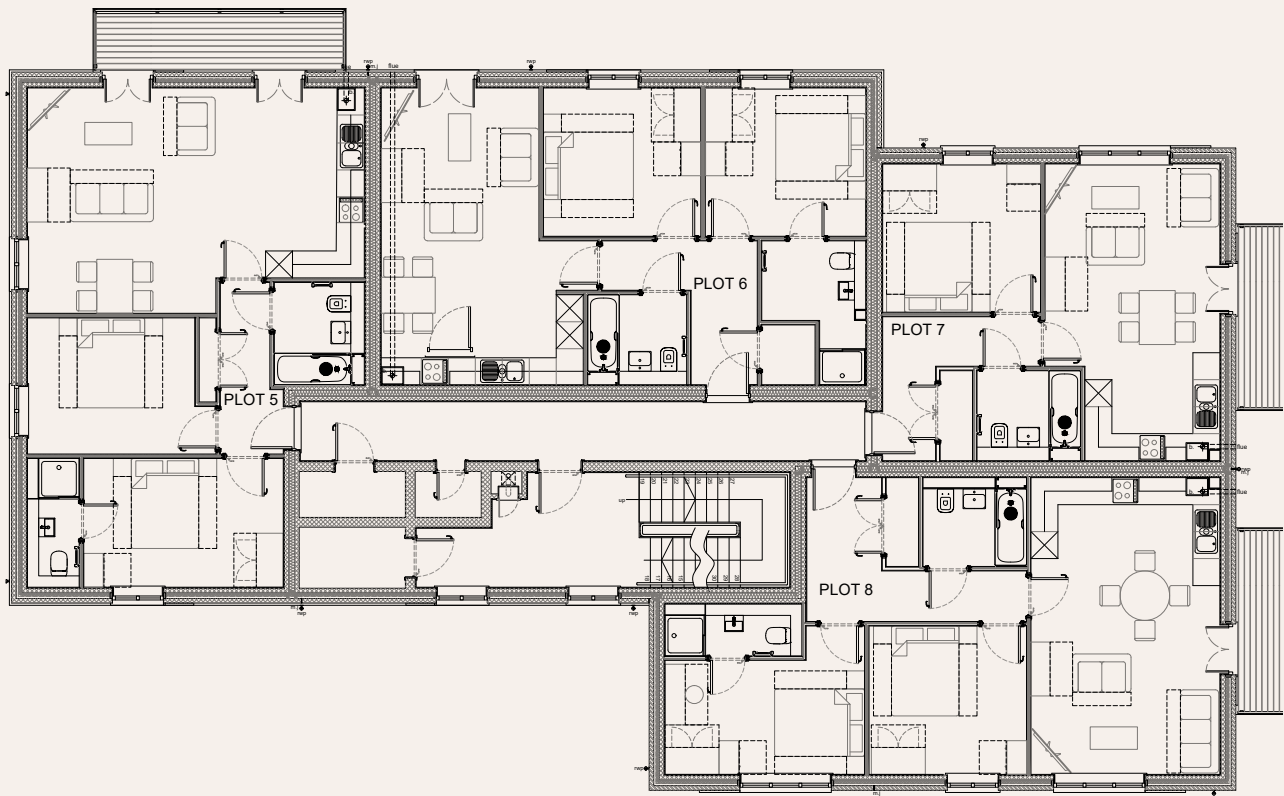
Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
1	1 bedroom	538	50	Yes
2	2 bedrooms	764	71	Yes
3	1 bedroom	538	50	Yes
4	1 bedroom	581	54	Yes



Eddington Park

James House – First Floor

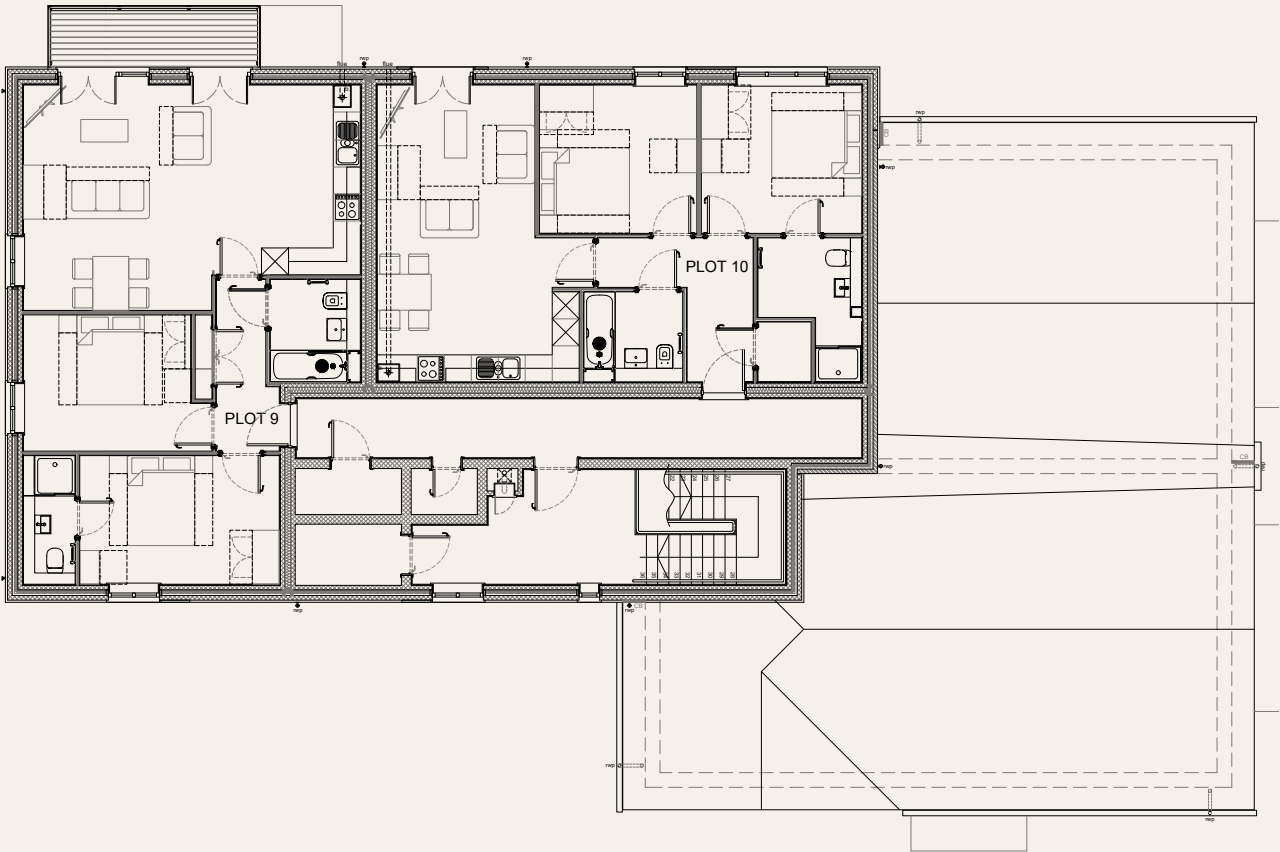
Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
5	2 bedrooms	807	75	Yes
6	2 bedrooms	764	71	Yes
7	1 bedroom	538	50	Yes
8	2 bedrooms	786	73	Yes



Eddington Park

James House - Second Floor

Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
9	2 bedrooms	807	75	Yes
10	2 bedrooms	764	71	Yes





Specification



Indicative Image of James House
at Eddington Park



KITCHENS

- 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 microwave
- Natural stone quartz worktop with tiled splashback
- Integrated fridge/ freezer
- Integrated dishwasher
- Low voltage recessed downlights to kitchen area
- Under pelmet feature lighting
- Tiled floor
- Washer/dryer

BATHROOMS

- Glass shower screen
- Designer taps and thermostatic shower mixer unit
- Large format Porcelanosa ceramic tiling
- Low voltage recessed downlights
- Shaver socket
- Extractor ventilation
- Heated towel rail
- Sanitaryware by Roca



BEDROOMS

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

LIVING AREA

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

EXTERNAL FINISHES

- Balconies to selected apartments

INTERIOR FINISHES

- White finished internal doors
- Polished chrome door furniture
- Matt emulsion paint finish to walls and ceilings

SECURITY

- Entrance door with spyhole and 5 lever deadlock
- Mains supply smoke and heat detector/s

WARRANTIES

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





Indicative Image of James House at Eddington Park

EDDINGTON PARK

Postcode – CT6 7PG



HERNE BAY
TOWN CENTRE

HERNE BAY
TRAIN STATION

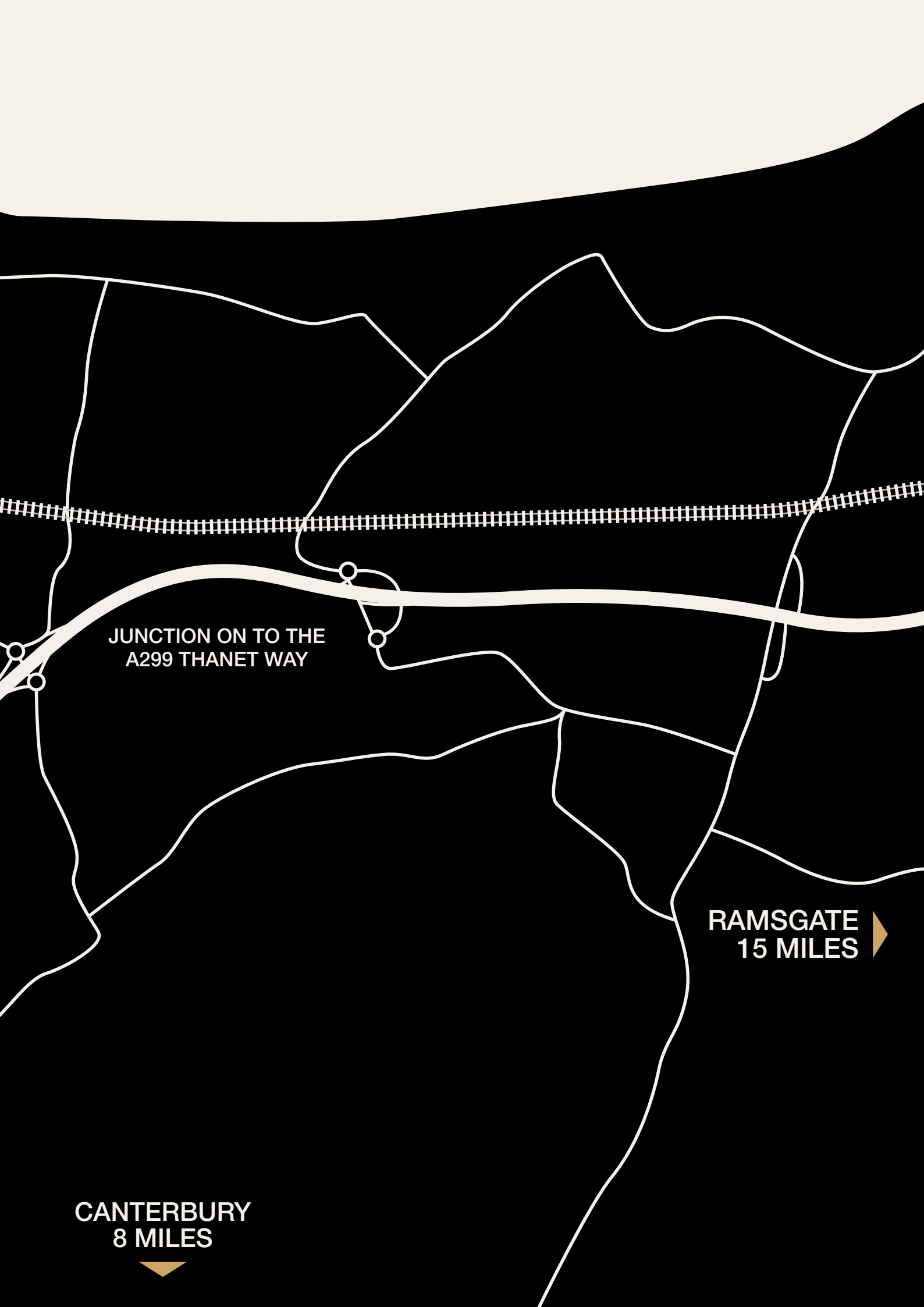
OLD THANET WAY


**EDDINGTON
PARK**
HERNE BAY


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

Wards
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