





## WHERE HERITAGE AND CAFÉ CULTURE COMBINE...

Set in the vibrant heart of Rochester, The Kings Quarter is perfectly placed to take advantage of excellent travel connections, first class schooling, a rich history and contemporary café culture, all on the doorstep.

Bearing all the hallmarks of a glorious past, Rochester has many superb heritage sites such as the cathedral and castle, the latter of which is now home to many concerts and theatrical productions.



Rochester also provided inspiration for much of Charles Dickens work and so the author has been immortalised at Dickens World, just minutes from The Kings Quarter at Chatham Dockyard, which is also home to a large maritime museum and shopping centre.

Yet this historic legacy is set amidst the backdrop of a cool café culture in old Rochester High Street, with chic cafés and restaurants such as Oliver's, Garden House Café & Deli and Elizabeth's, all offering exquisite cuisine in modern surroundings.

The Dickens House Wine Emporium also offers legendary wine tastings, especially informal ones, for the more discerning palate.

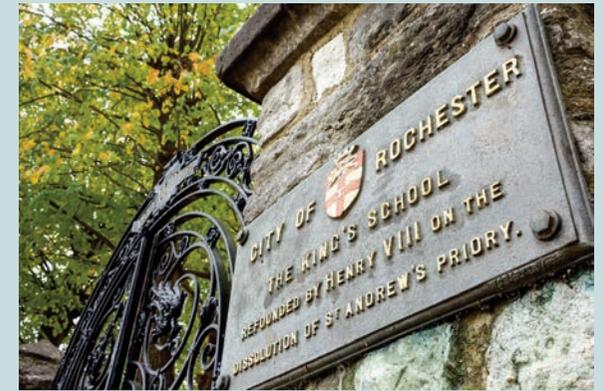
## PARK LIFE MEETS RETAIL HEAVEN...

The pride of Rochester is its many parks and gardens, which are scattered across the city. The Kings Quarter is within half a mile of the best of these including Jacksons Field, The Vines, The Esplanade and Church Fields, which offer a variety of grassed open spaces, landscaped gardens and play areas, making them a must for families.

With a smattering of speciality boutiques, independent shops and brand names in the pedestrianised High Street, Rochester is a shopping haven. Alternatively, head to Bluewater Shopping Centre, just 12 miles away for the ultimate shopping experience.

## A FIRST-CLASS EDUCATION...

There are numerous excellent schools within easy reach of The Kings Quarter. Amongst these are the supremely rated Kings private school, just 0.5m away, Rochester Girls Grammar and Rochester Independent College. For primary education, Delce, Hilltop, The Pilgrim and Wainscott schools are all highly rated by Ofsted.





Beach Street Associates Ltd. is an established and experienced firm of house builders, specialising in residential developments.

Based in Kent, but operating throughout the South East, they have significant experience working with both private investment and Housing Associations to create high quality homes, with great attention to detail within the build.

Driven by a strong leadership team, the company retains a professional and skilled workforce.

This ethos for high quality building has seen the company grow from strength to strength and tackle increasingly challenging and exciting projects.



# DEVELOPMENT LAYOUT



VICTORIA STREET

Computer generated image, indicative only, please ask for details

# HOMES 1 & 2



## LOWER GROUND FLOOR

Bedroom 4 4.24 m x 4.58 m 13'10" x 15'

## GROUND FLOOR

Kitchen/dining/living room 7.85 m x 4.58 m 25'9" x 15'

## FIRST FLOOR

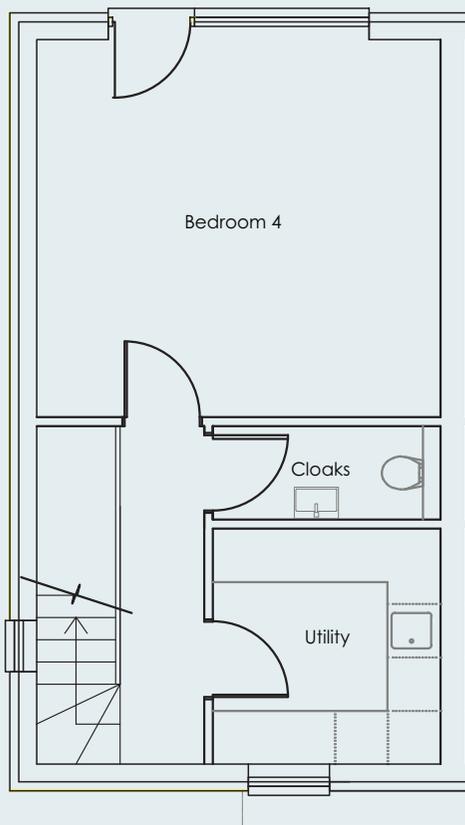
Bedroom 2 3.94 m x 2.95 m 12'11" x 9'8"

Bedroom 3 3.27 m x 2.63 m 10'8" x 8'7"

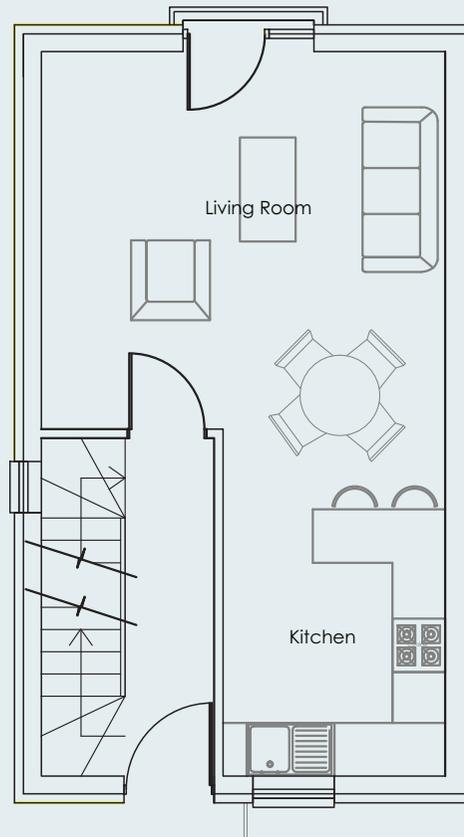
## SECOND FLOOR

Master Bedroom 3.53 m x 3.00 m 11'6" x 9'10"

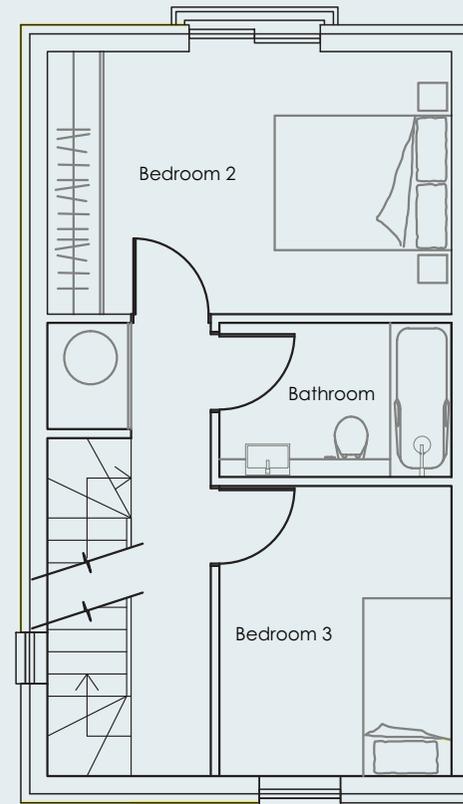
Home 1 is shown. Home 2 is handed.



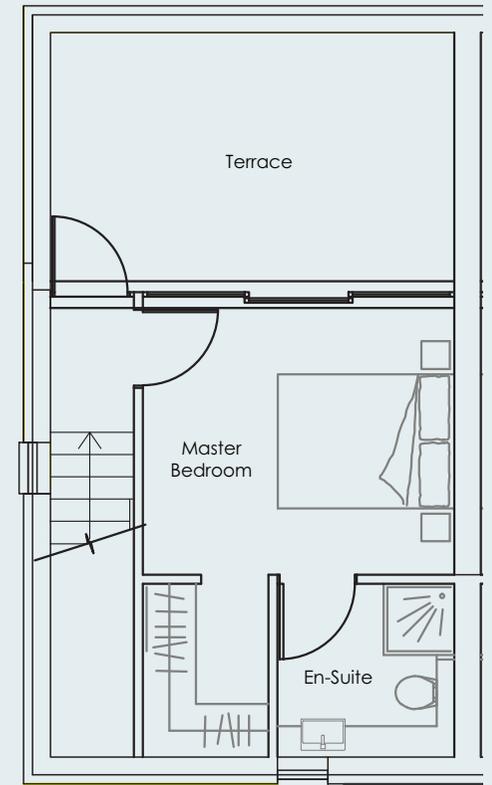
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# HOMES 3 - 5



## FIRST FLOOR

Kitchen/dining/living room      8.05 m x 4.95 m      26'4" x 16'2"

## SECOND FLOOR

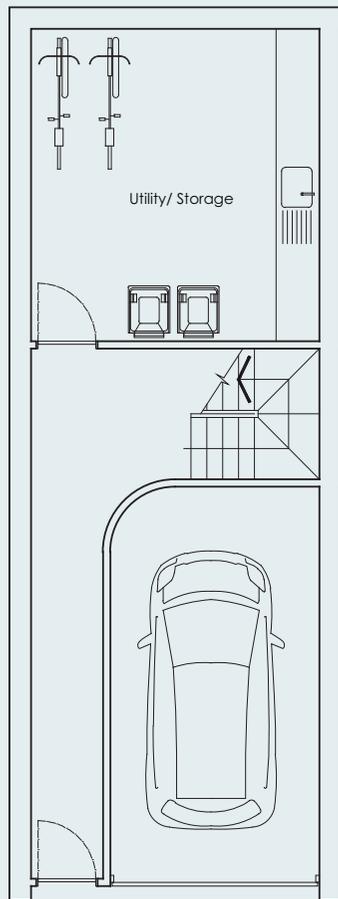
Bedroom 2      3.05 m x 4.95 m      10' x 16'2"

Bedroom 3      3.00 m x 4.95 m      9'10" x 16'2"

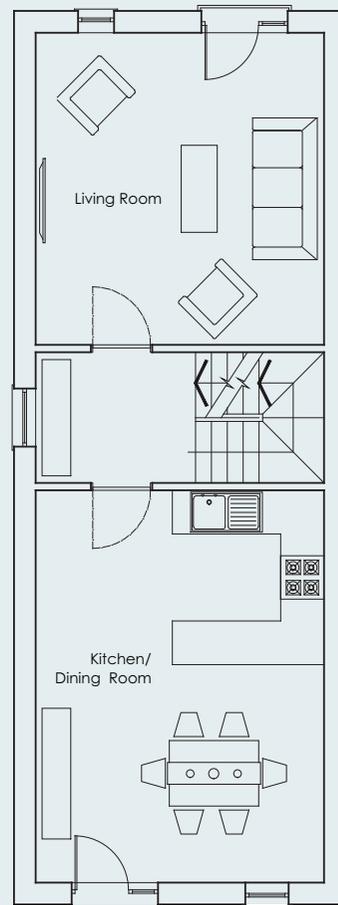
## THIRD FLOOR

Master Bedroom      3.95 m x 5.51 m      12'11" x 18'

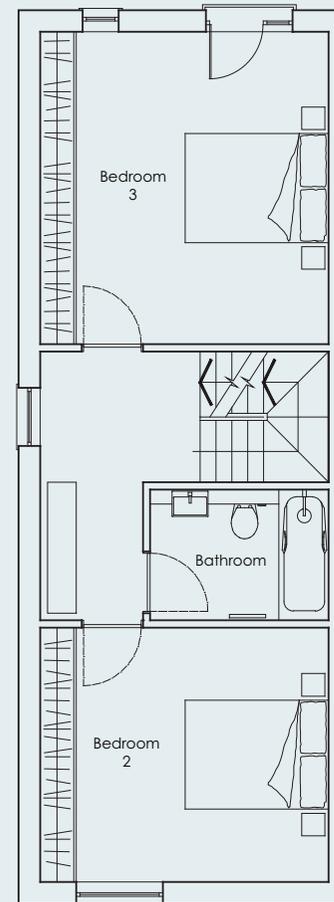
Home 3 is shown. Home 4 is handed. Dimensions taken from Homes 12 - 14, please note that the room sizes for Homes 3 - 5 differ and could be slightly larger, please ask for details.



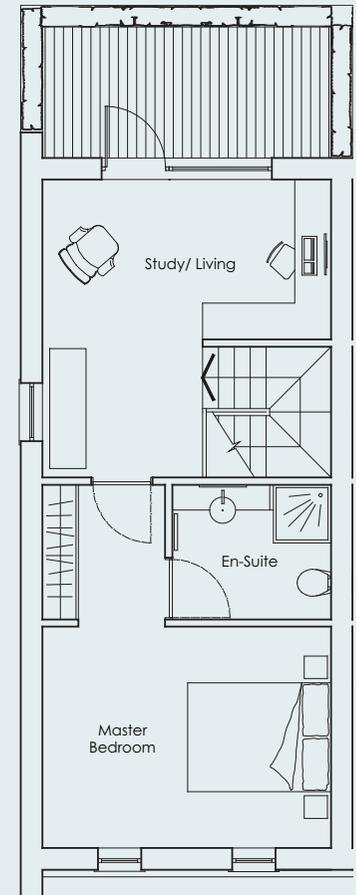
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

# HOMES 6 & 7



## FIRST FLOOR

Kitchen/dining/living room      8.51 m x 5.43 m      27'11" x 17'9"

## SECOND FLOOR

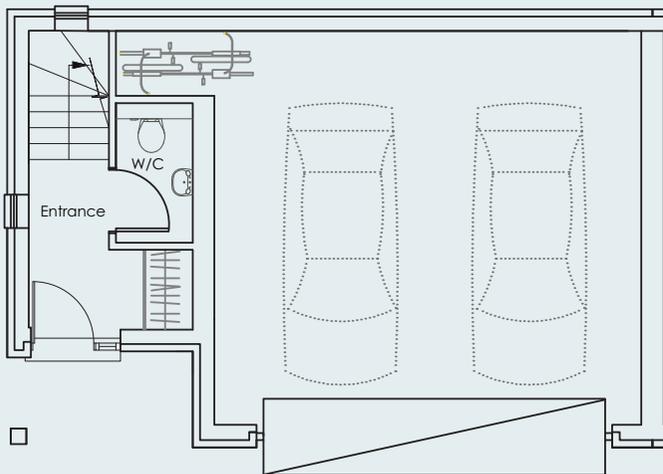
Master Bedroom      2.78 m x 4.99 m      9'1" x 16'4"

Bedroom 2      3.42 m x 3.78 m      11'2" x 12'4"

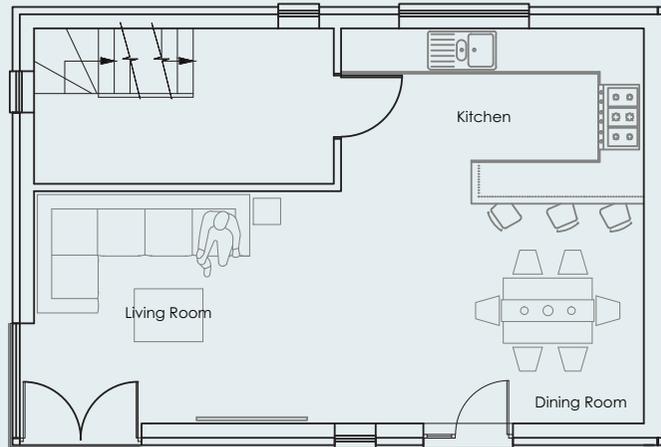
Home 6 is shown. Home 7 is handed.



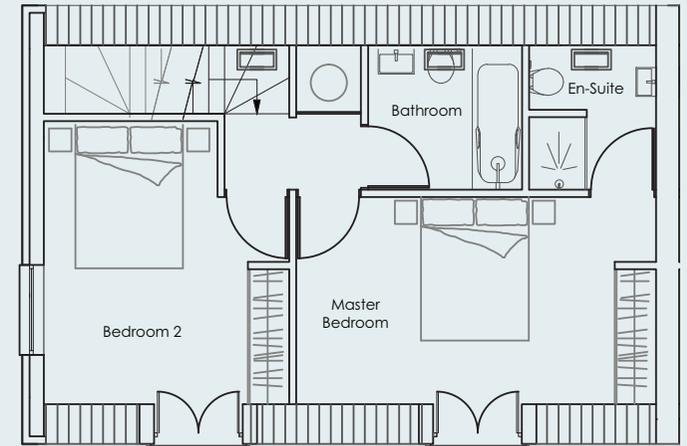
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



# HOMES 8 - 11



## FIRST FLOOR

Kitchen/dining/living room      8.05 m x 4.95 m      26'4" x 16'2"

## SECOND FLOOR

Bedroom 2 (Homes 8 & 10)      3.35 m x 4.95 m      10'11" x 16'2"

Bedroom 3 (Homes 8 & 10)      2.70 m x 4.95 m      8'10" x 16'2"

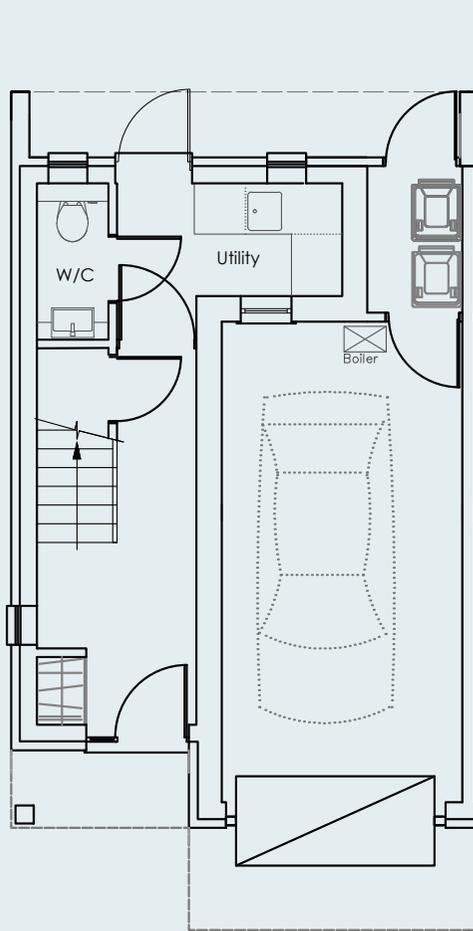
Bedroom 2 (Homes 9 & 11)      3.05 m x 4.95 m      10' x 16'2"

Bedroom 3 (Homes 9 & 11)      3.00 m x 4.95 m      9'10" x 16'2"

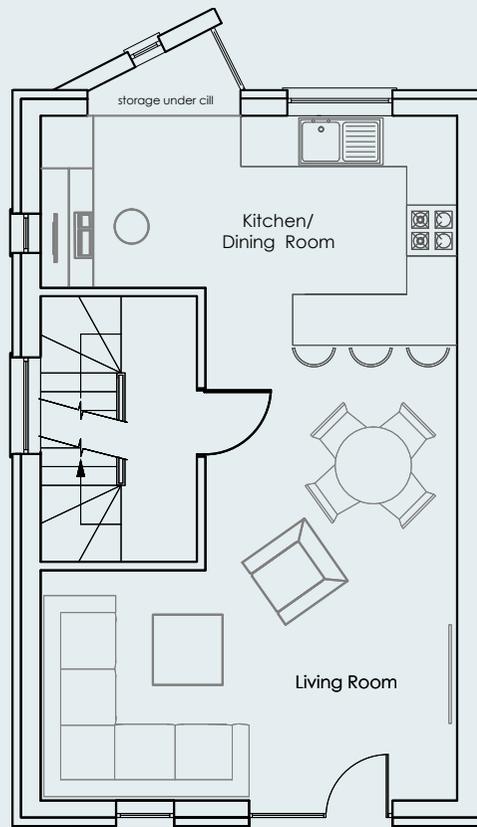
## THIRD FLOOR

Master Bedroom      3.50 m x 2.90 m      11'5" x 9'6"

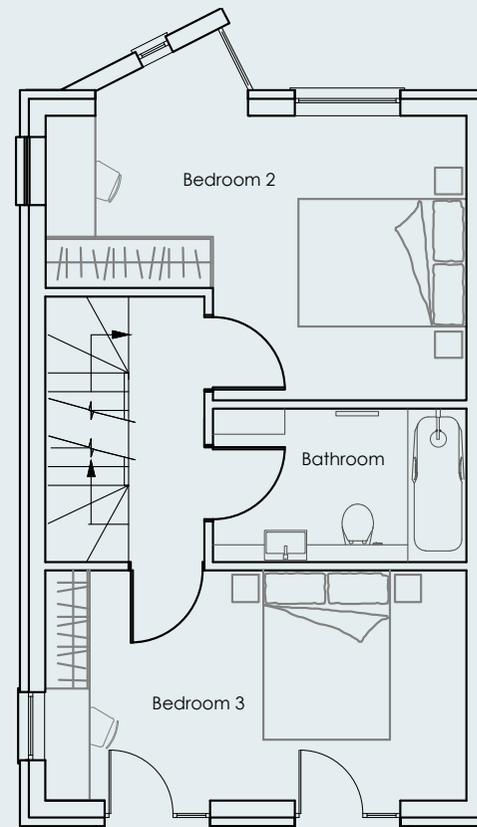
Home 8 is shown. Homes 9 & 11 are handed.



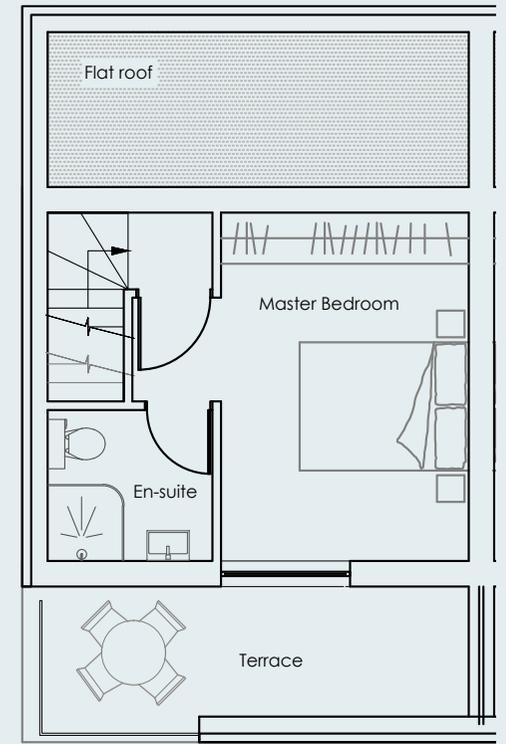
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



# HOMES 12 - 14



## FIRST FLOOR

Kitchen/dining/living room      8.05 m x 4.95 m      26'4" x 16'2"

## SECOND FLOOR

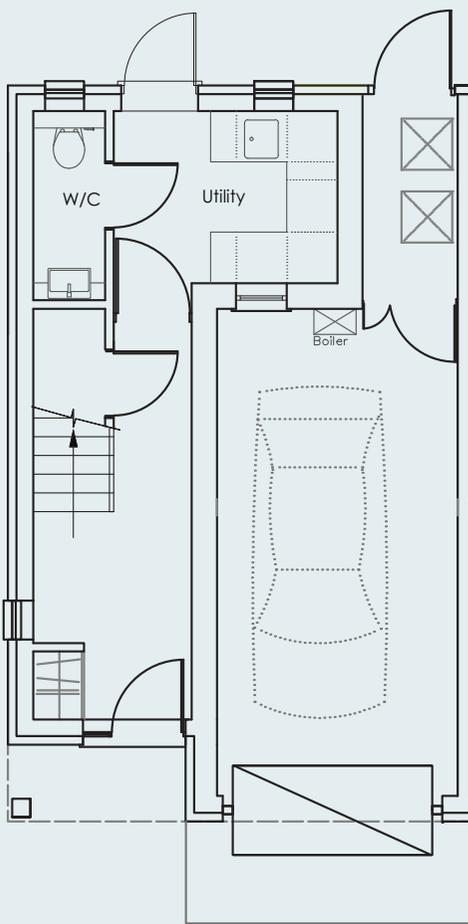
Bedroom 2      3.05 m x 4.95 m      10' x 16'2"

Bedroom 3      3.00 m x 4.95 m      9'10" x 16'2"

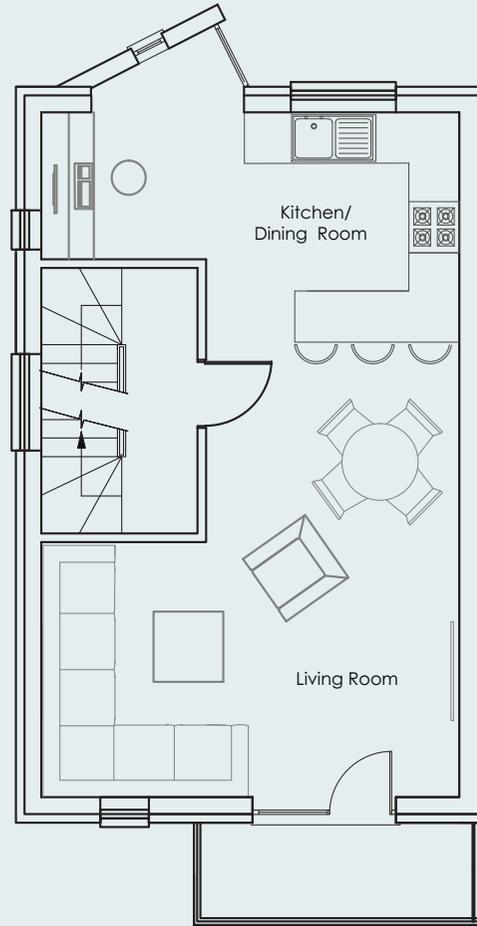
## THIRD FLOOR

Master Bedroom      3.95 m x 5.51 m      12'11" x 18'

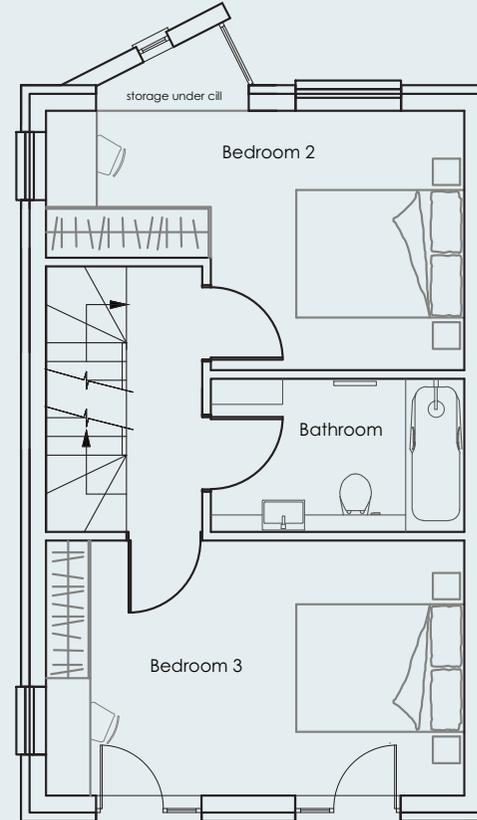
Home 12 is shown. Homes 13 & 14 are handed.



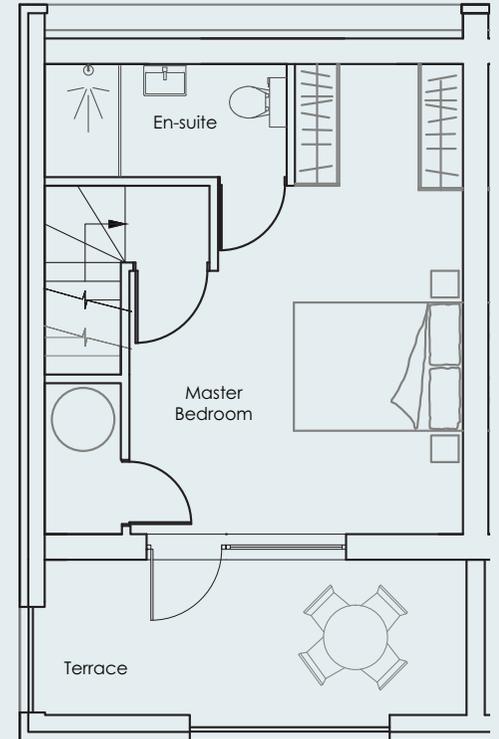
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

# A STYLISH SPECIFICATION



A luxury specification has been incorporated into each of the homes at The Kings Quarter, offering a supreme quality of living. Meticulous attention to detail is present everywhere – kitchen appliances are designed to look great and fit perfectly. Everything has been manufactured to the highest of standards to ensure durability and reliability. Furthermore, great care has been taken to ensure that the homes are energy-efficient, with appliances designed to use less energy and water, conserving the environment, while minimising utility bills for the homeowner.

## KITCHENS

- Fully-fitted bespoke kitchen cabinets with soft close doors in a choice of colours\*
- A choice of quality laminated work surfaces\*
- Stainless steel sink with chrome fittings
- Fully-integrated appliances including a single oven, fridge/freezer, ceramic hob and extractor hood
- Utility room complete with laminate work surfaces, stainless-steel sink and drainer
- Homes 6 & 7 include an integrated washer/dryer

## BATHROOMS, EN-SUITES & CLOAKROOMS

- Contemporary white suites with chrome fittings
- A choice of high quality half height tiling to bath and full height tiling to shower enclosures\*

## ELECTRICAL

- Contemporary switches, sockets, BT, TV/FM and satellite points throughout
- Recessed polished chrome downlighters to kitchens, bathrooms and en-suites
- Mains fed smoke alarm with a battery backup
- Pre-wiring for an alarm system
- Mirror and polished chrome shaver socket provided to en-suites and bathroom

## HEATING

- Gas fired, energy-efficient central heating system with thermostatic radiator valves
- Centrally heated hot water system

## INTERNAL FINISH

- White wood internal painted doors
- Integrated wardrobes to the majority of bedrooms
- White moulded skirtings and matching architraves
- Painted white softwood staircase

## FLOORING

- A choice of floor tiles to the kitchen and utility areas\*
- Quality ceramic floor tiles to bathrooms, cloakrooms and en-suites
- Luxury carpet to the living rooms

## EXTERNAL FEATURES

- Double-glazed UPVC powder coated aluminium windows throughout
- Landscaped turfed gardens to all homes except Home 6
- External tap

## AFTER CARE

- Each home carries a ten year Buildmark Warranty

## TENURE • Freehold

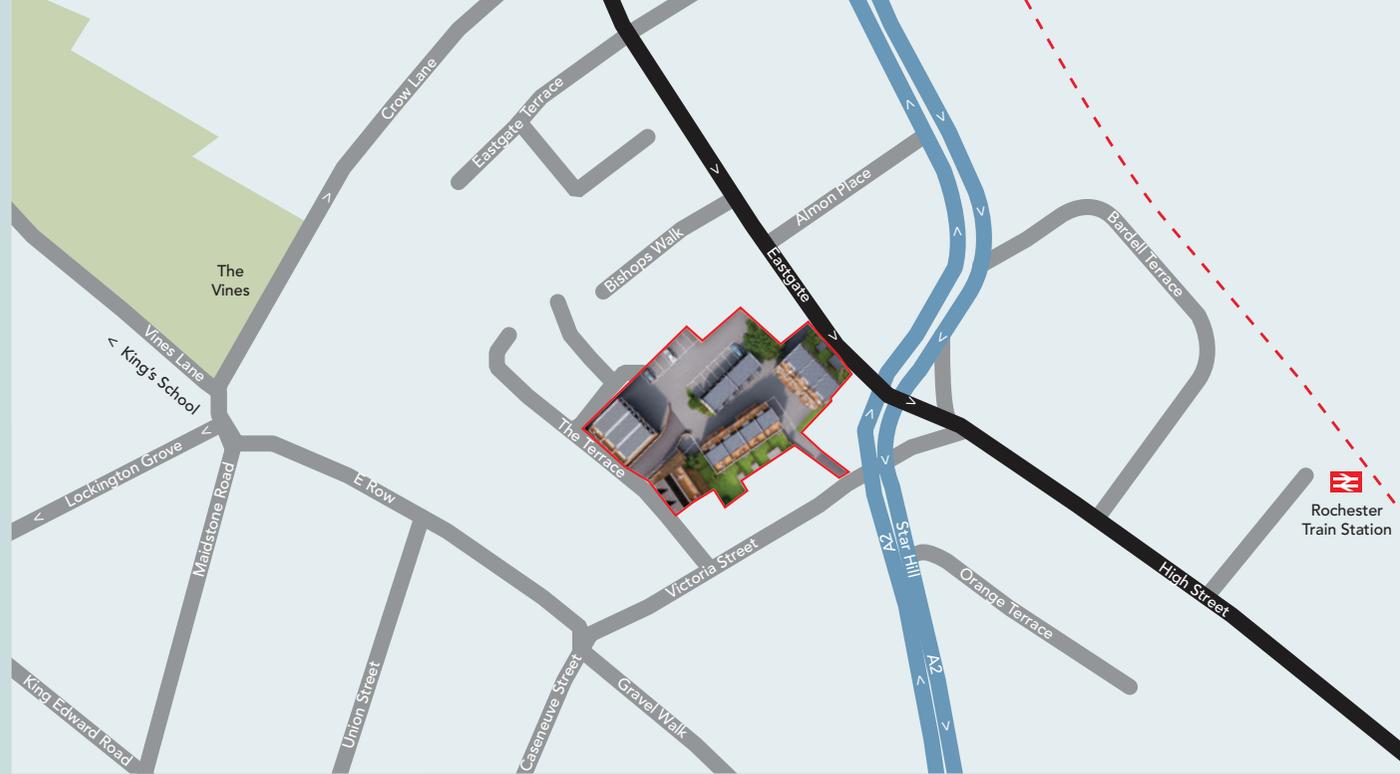
\*Subject to build stage and plot.

Specification photography shows similar style interiors indicative of the quality at The Kings Quarter.





# KEEPING YOU CONNECTED



## THE KINGS QUARTER, THE TERRACE, ROCHESTER ME1 1XH

The Kings Quarter benefits from an advantageous location, being close to the A2 and within 3 miles of the M2, which leads directly to central London. Train travel is just as straightforward, as Rochester station is just 0.2m distant with 6 trains an hour to London Victoria, St Pancras, London Bridge and Cannon Street from just 39 minutes in duration. For foreign travel, Gatwick is just 46 minutes away by car, while Ebbsfleet International, 10 miles away, offers regular Eurostar services to the continent. Bluewater, a favourite shopping area, is just 22 minutes away.



Travel times taken from googlemaps.co.uk and nationalrail.co.uk - IMPORTANT NOTICE - Beach Street Associates, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. All measurements are taken at longest and widest points. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beach Street Associates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3.These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.



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