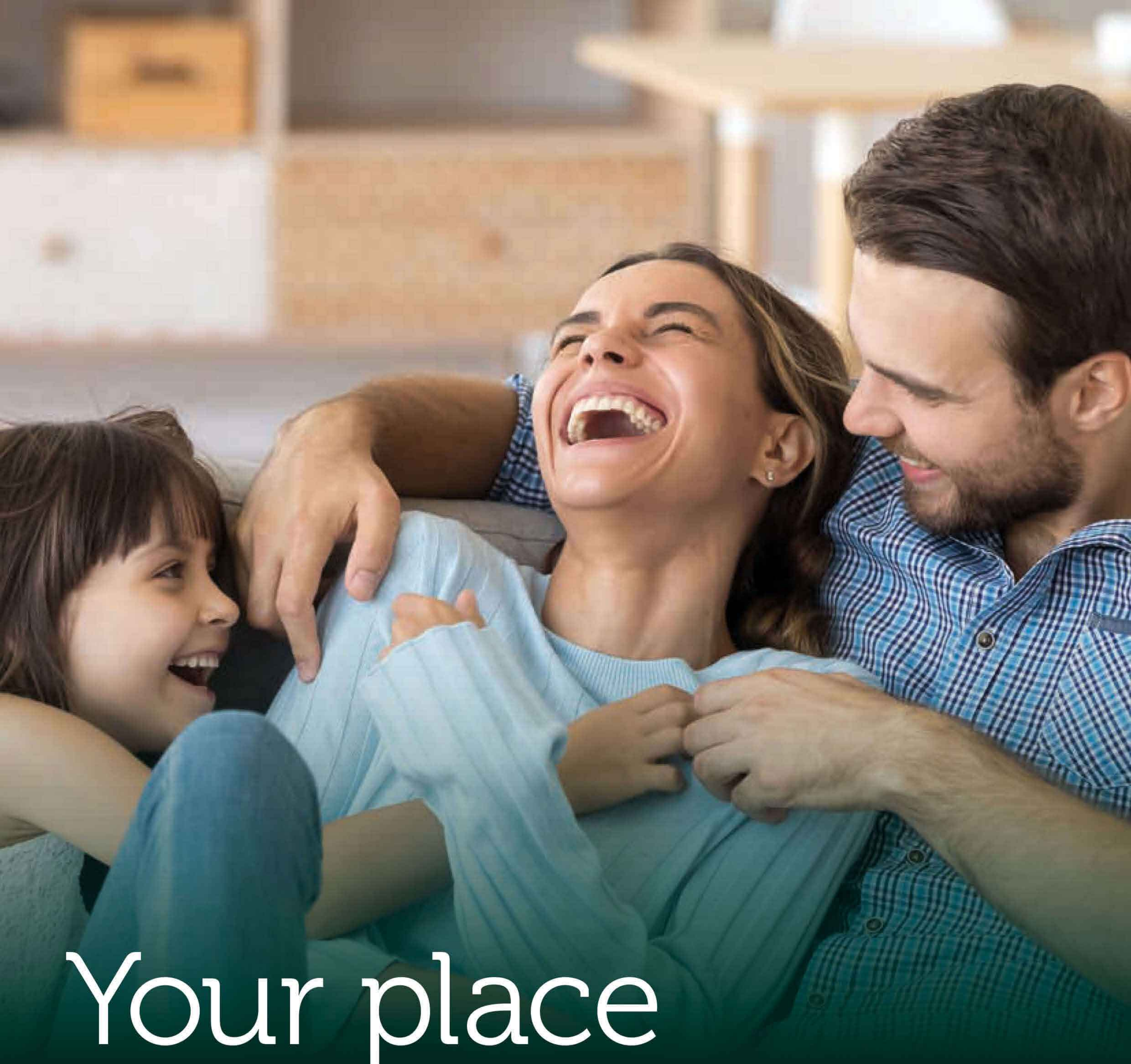


Your place to grow at

Pearson Heights, Whitstable

orbit homes

Whistable Harbour

Find your place to thrive at Pearson Heights

This welcoming community of 1, 2 and 3 bedroom apartments and 4 bedroom houses is positioned on the outskirts of Whitstable, close to the town centre and coast.

Everyday essentials can be found right on your doorstep, with a supermarket, medical centre and retail park all located within easy walking distance. Having such amenities so conveniently close allows you more time to enjoy the remarkable local area.

The charming seaside town of Whitstable is famous for its local oysters and beautiful shingle beaches, with a vibrant creative scene and picturesque, winding streets, all just minutes from your front door at Pearson Heights.

Shopping trips in the bustling town centre are sure to inspire, with countless boutiques selling unique gems that are as individual as they are irresistible. Alternatively, take a trip to the Harbour Market – an open-air celebration of all things hand-crafted.

Alternatively, why not soak up some of the local creativity and culture? There are many art galleries to explore around the town, while the Playhouse Theatre hosts a variety of performances including stage shows and music.

Such fantastic shopping and entertainment is perfectly complemented by a great selection of cafés, pubs and restaurants that make the ideal place to stop for brunch, lunch or dinner.

Those who like to keep active also have plenty of choice. From the local cricket, sailing and watersports clubs to the swimming pool, bowling alley and recreation ground, there is something to suit most needs.

Alternatively, Gorrell Valley Nature Reserve is located just across the road from Pearson Heights, offering an escape whenever you need it. Plus, of course, the healing sea breeze, crunching shingle and soothing sound of the waves are minutes away at a choice of beaches.

If you fancy a change of scenery, Whitstable is perfectly placed to explore popular seaside towns further east, with Herne Bay, Margate and Ramsgate located along the coast and all offering their own individual character and charm.

Additionally, the city of Canterbury is an easy drive south, where fantastic shopping and entertainment sit side-by-side with fascinating history – not least the beautiful cathedral. For even more excitement, the buzz of London is also easily accessible by road or rail.

Whitstable Sea Front

Whitstable Town Centre

Canterbury Old Town

Get Connected

Whitstable benefits from convenient road and rail links that make national and international travel easy. The nearby A299 carves a continuous line along the north Kent coast, beginning in Ramsgate and eventually joining the M2 and A2, which provide a direct route into London. Along the way, it is also possible to join the M25, opening a gateway to the national motorway network. Alternatively, Whitstable Station offers regular rail services to a number of London stations and other more local destinations. For overseas travel, Gatwick airport can be reached in just over an hour by car and the Port of Dover is 40 minutes away.

By car from Pearson Heights		By train from Whitstable Station	
The Beach	1.5 miles	Margate	19 minutes
Whitstable Station	1.7 miles	Rochester	37 minutes
Harbour Market	1.8 miles	London St. Pancras	76 minutes
Herne Bay Pier	5.6 miles	London Bridge	77 minutes
Canterbury Cathedral	6.9 miles	London Cannon Street	83 minutes
Port of Dover	29.6 miles	London Victoria	93 minutes

Times, distances and directions are approximate only and are taken from maps.google.com and nationalrail.com and during peak time.

Specification

Kitchen

- Symphony range of wall & base units
- Symphony 22mm square edge laminate worktops
- Porcelain tiled splash back
- Black & stainless steel single oven
- Induction hob
- Recirculation charcoal filter fan
- Microwave (houses)
- Sink in graphite grey with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher

Bathroom, Cloakroom & En Suite

- 1.2m high porcelain wall tiles to walls with sanitaryware
- Full height porcelain wall tiles to bath & shower cubicles
- Back-to-wall WC with concealed cistern & soft-close lid
- Wall-mounted basin (pedestal to cloakroom)
- Steel bath with laminate panel (with thermostatic shower where there's no separate shower)
- Separate thermostatically controlled shower cubicle with glass sliding screen (2+ beds)
- Lockable mirror-fronted vanity cabinet with shaver socket

Electrical

- Data points to living room & up to 3 bedrooms
- Media plate to living room
- Fibre network wiring to property
- Mains wired smoke detector with battery back-up
- Photovoltaic roof panels (houses)
- Intratone fob & video door entry (apartments)
- LED PIR lighting to main entrances, bin & cycle stores (apartments)
- LED under-cupboard lighting to kitchen
- Downlights & pendant lighting throughout
- PIR light to front & rear of property (houses)
- PIR lighting to balcony* (apartments)
- EV charging point*

Mechanical

- Air Source Heat Pump with external fan unit, providing underfloor heating to ground floor, radiators/towel radiators to upper floors & hot water cylinder (houses)
- Exhaust Air Source Heat Pump (ASHP) which utilises warm air from wet-rooms to provide underfloor heating & hot water to cylinder (apartments)
- Mechanical Ventilation Heat Recovery (MVHR) system which utilises warm air from wet-rooms to heat incoming fresh air (houses)

Windows & Doors

- Aluminium double or triple glazed windows with thermal breaks & heat resistant glass*
- Trickle night vents (apartments)
- Multipoint locking external doors with chrome ironmongery

Internal

- Woodwork in white satinwood finish
- Ceilings & walls in matt white emulsion
- Amtico flooring to hall, receptions, kitchen, WC, bathroom & en suite
- Carpet to stairs, landing & bedrooms
- Fitted wardrobe to bedroom 1
- Washer/dryer located in storage cupboard

General

- Landscaping to front gardens
- Turf to rear gardens with access path and patio
- Water butts to rear garden (houses)
- Bike shed to rear garden (houses)
- Bike space to cycle store (apartments)
- 1.8m closeboard fence/2m acoustic fence to rear garden (refer to hard landscaping)
- 12 year NHBC warranty

*Please speak to one of our Sales consultants for plot specific details.

Orbit reserve the right to alter specifications without prior notice. Information correct at time of going to print. Images shown from previous Show Homes.

Homes to be proud of

"Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house."

- Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at Pearson Heights we're proud to offer a mixture of Shared Ownership and rented housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright* and rent becomes a thing of the past.

With Shared Ownership your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

"I heard about Shared Ownership through word of mouth and online," said Dominic. "I could not afford to own a house outright. My financial situation was a bit on the tight side."

After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

"I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property."

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

"It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality."

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.

NHBC

*Please check your lease for any exceptions to this.

Cottington Gardens, Cliffsend

The Orbit Difference

The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact far reaches beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.

Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity

Sanderling Mews, Herne Bay

Design Standards

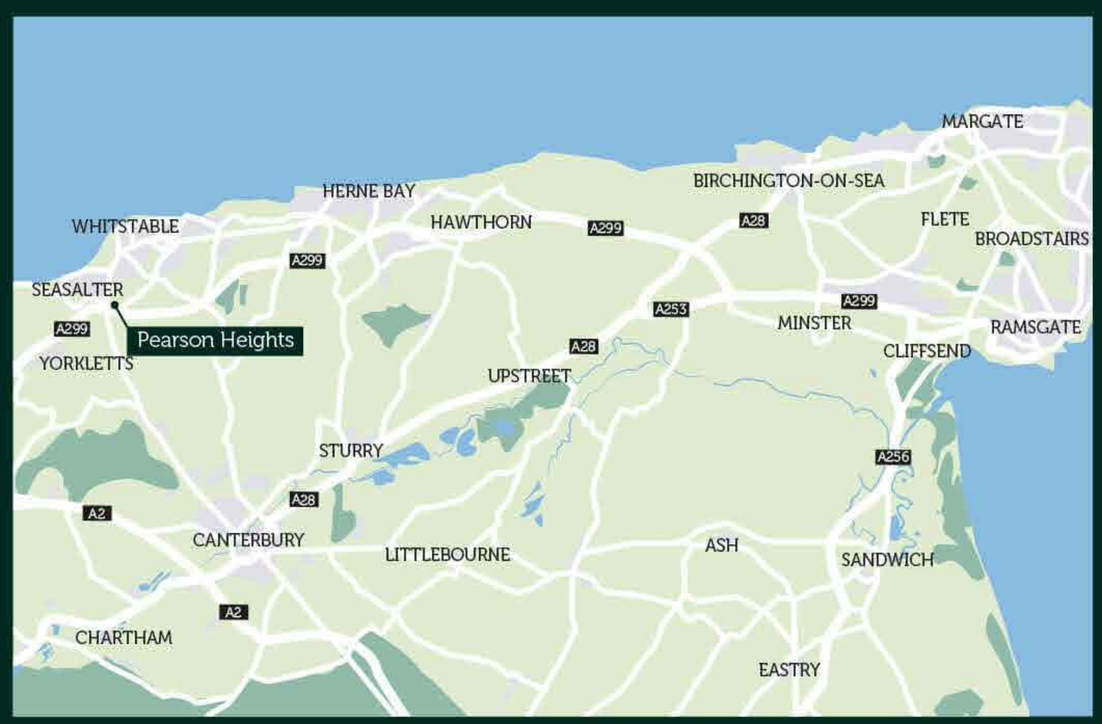
At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken to the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

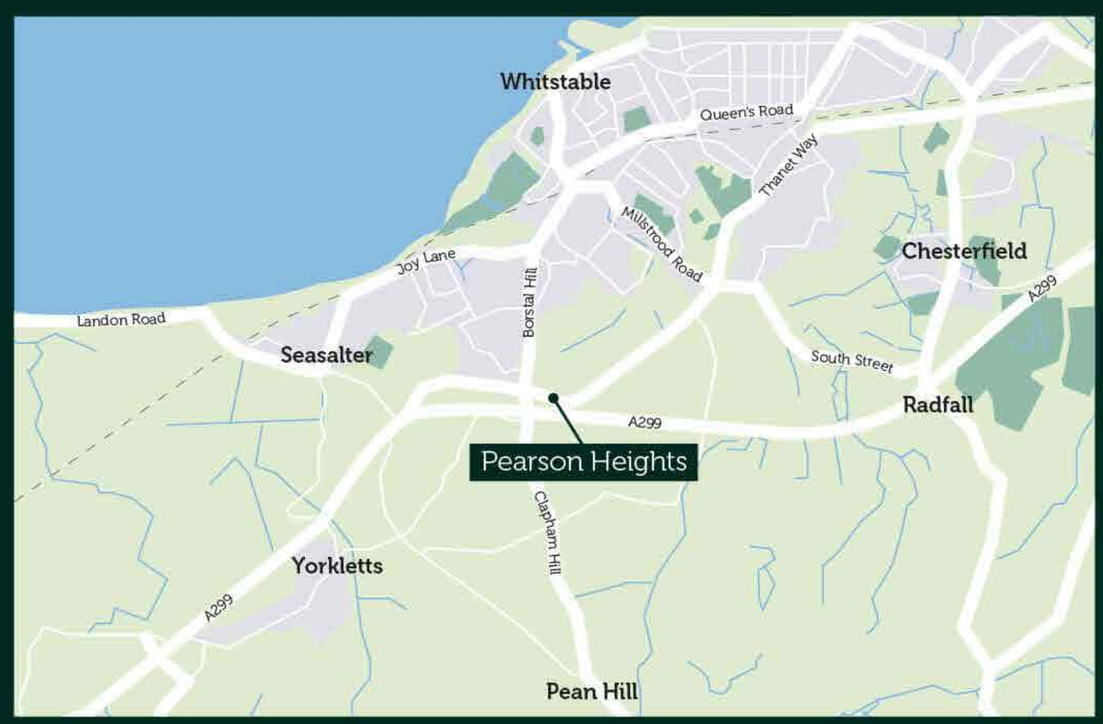
From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Pearson Heights
Off Thanet Way
Whitstable
Kent
CT5 3FS



Wider Area



Local Area

orbit homes

orbithomes.org.uk
01227 202057
PearsonHeights@orbit.org.uk

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in June 2024. 04090-01.