

CHRISTOPHER HODGSON

Whitstable

149c Island Wall, Whitstable, Kent, CT5 1EE

Leasehold

Within two hundred feet of Whitstable Beach, this three storey town house forms part of a highly sought after terrace of classic mid-century modern design by local architect W.Michael Bishop in 1959, and built in 1960. The house enjoys an enviable position on Whitstable's prized Island Wall, a pleasant stroll from the bustling High Street with its diverse range of shops, bars and restaurants, and Whitstable mainline railway station is less than 1 mile distant.

The light, spacious and flexible accommodation is presented in smart contemporary style throughout and is arranged on the ground floor to provide an entrance hall, a large open-plan dual aspect living room opening to a balcony overlooking the rear garden and the golf course.
The first floor benefits from views towards the sea to the front and of the golf course to the rear, and comprises three bedrooms and a stylish bathroom. To the lower ground floor there is an open-plan kitchen/dining room opening to the garden and featuring a bespoke handmade kitchen, a shower room and utility room.

The property also benefits from a delightful South Easterly facing rear garden extending to 85ft (25.9m), and off road parking for a number of vehicles to the front and rear of the house. No onward chain.

LOCATION
Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and provides 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.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 15'1" x 12'4" (4.61m x 3.77m)
- Family Room 18'9" x 13'6" (5.74m x 4.14m)
- Balcony 10'1" x 9'10" (3.09m x 3.02m)

FIRST FLOOR

- Bedroom 1 12'5" x 12'4" (3.80m x 3.77m)
- Bedroom 2 10'7" x 11'5" (3.24m x 3.49m)
- Bedroom 3 7'3" x 6'1" (2.22m x 1.87m)
- Bathroom

SECOND FLOOR

- Kitchen/Dining Room 24'1" x 17'7" (7.36m x 5.37m)
- Utility Room 8'8" x 4'9" (2.65m x 1.47m)
- Shower Room

OUTSIDE

- Rear Garden 85'0" x 18'11" (25.91m x 5.79m)

Lease
The property is being sold with the remainder of a 999 years from and including 23 May 1962 (subject to confirmation from vendor's solicitor).

Ground Rent
NIL (subject to confirmation from the vendor's solicitor).

Service Charge
NIL (subject to confirmation from the vendor's solicitor).

























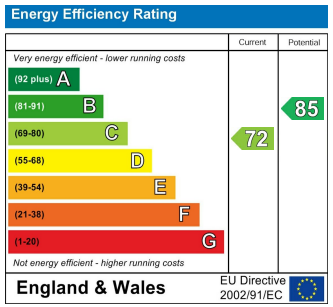




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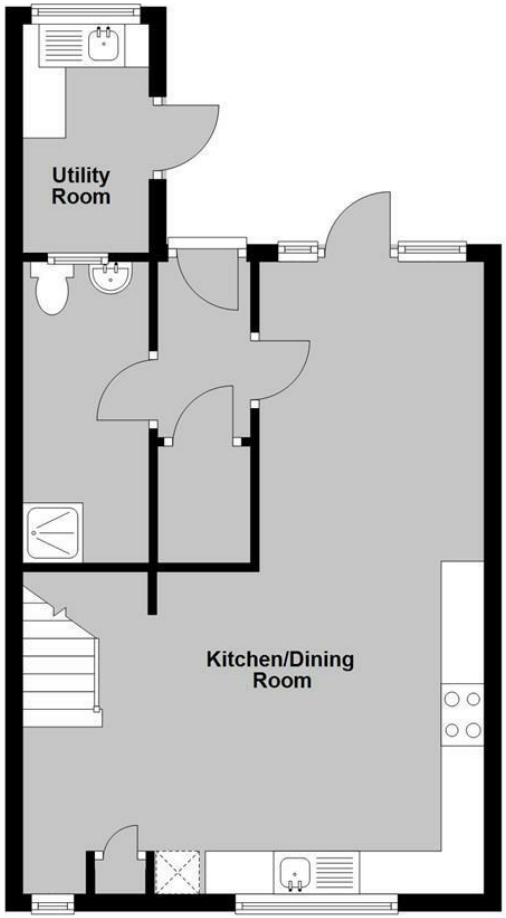
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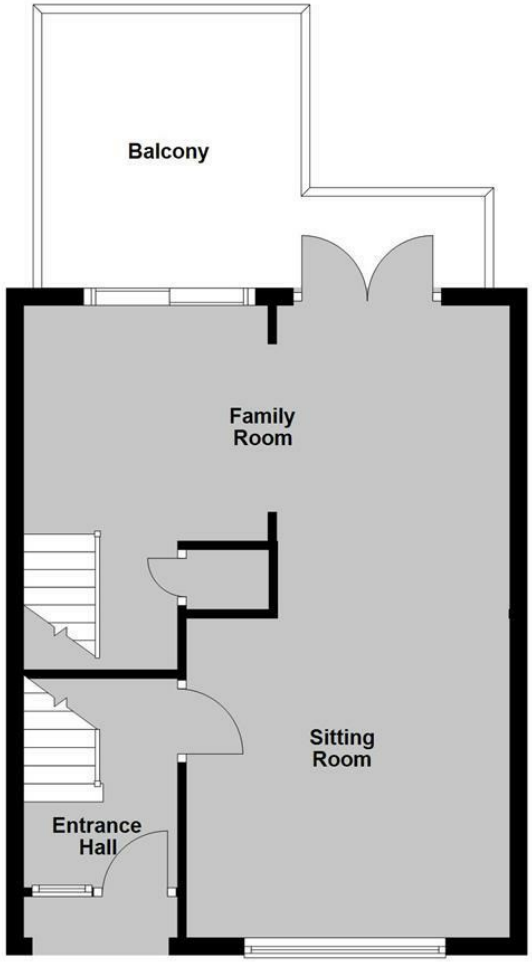
Lower Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



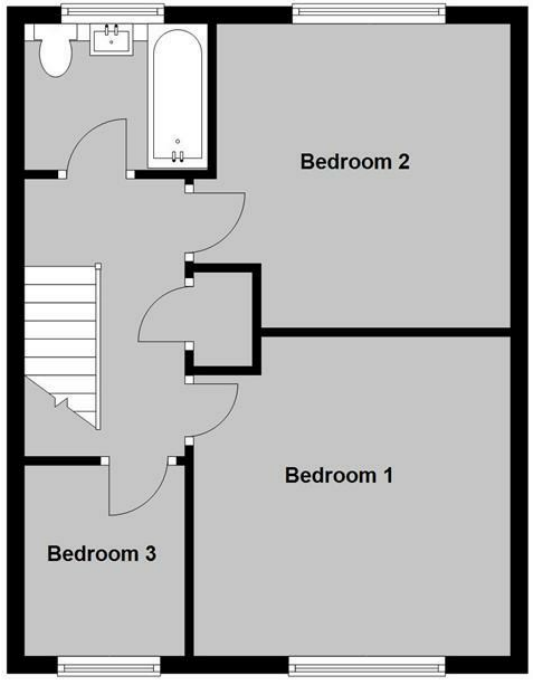
Upper Ground Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 127.1 sq. metres (1368.3 sq. feet)

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