

CHRISTOPHER HODGSON

Whitstable

Casa Nostra, Clovelly Road, Whitstable, Kent, CT5 4NR

Freehold

An exceptionally spacious and beautifully presented family home occupying an elevated position on a peaceful private road, from where it enjoys far-reaching, uninterrupted views across Whitstable and towards the sea. Extending to approximately 2,101 sq ft (195 sq m), the property provides bright and generously proportioned accommodation presented in smart contemporary style throughout. Whitstable town centre and mainline railway station (1.2 miles) are within easy reach, together with the seafront and Duncan Downs.

The ground floor comprises an entrance porch, entrance hall, generous sitting room, an impressive open-plan kitchen/dining room, utility room, double bedroom with en-suite shower room and a useful store room. The kitchen is particularly well appointed, featuring high-quality integrated appliances including Bosch ovens, warming drawer and microwave, a full-height fridge and freezer, sleek induction hob with integrated extractor, and a Quooker tap providing instant hot water.
To the first floor are three further double bedrooms and a shower room, including an impressive principal bedroom with en-suite bathroom and Velux Cabrio balcony, enjoying the elevated outlook.

Outside, the south-facing rear garden is a particularly attractive feature of the property, extending to approximately 56ft (17m) and incorporating a natural stone terrace spanning the width of the house, an area of lawn and a garden studio suitable for a variety of uses. A driveway to the front provides off-street parking for several vehicles.

LOCATION
Clovelly Road is a peaceful private road enjoying an elevated position in Whitstable, conveniently situated for access to Duncan Downs, the town centre, seafront and mainline railway station. Whitstable is a fashionable town by the sea, renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable station provides frequent services to London and the surrounding area, whilst the A299 is readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 24'1" x 14'0" (7.34m x 4.27m)
- Kitchen/Dining Room 26'1" x 12'9" (7.95m x 3.89m)
- Utility Room 9'7" x 6'4" (2.92m x 1.93m)
- Bedroom 3 13'6" x 13'2" (4.11m x 4.01m)
- En-suite Shower Room
- Store Room

FIRST FLOOR

- Bedroom 1 19'6" x 14'0" (5.94m x 4.27m)
- En-suite Bathroom
- Bedroom 2 16'7" x 14'5" (5.05m x 4.39m)
- Bedroom 4 13'3" x 7'6" (4.04m x 2.29m)
- Shower Room

OUTSIDE

- Garden 56' x 37' (17.07m x 11.28m)
- Garden Studio 12'3" x 9'0" (3.73m x 2.74m)
- Shed 7'9" x 6'5" (2.36m x 1.96m)

























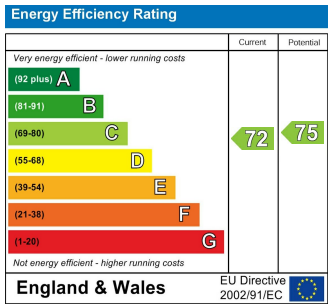




Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE



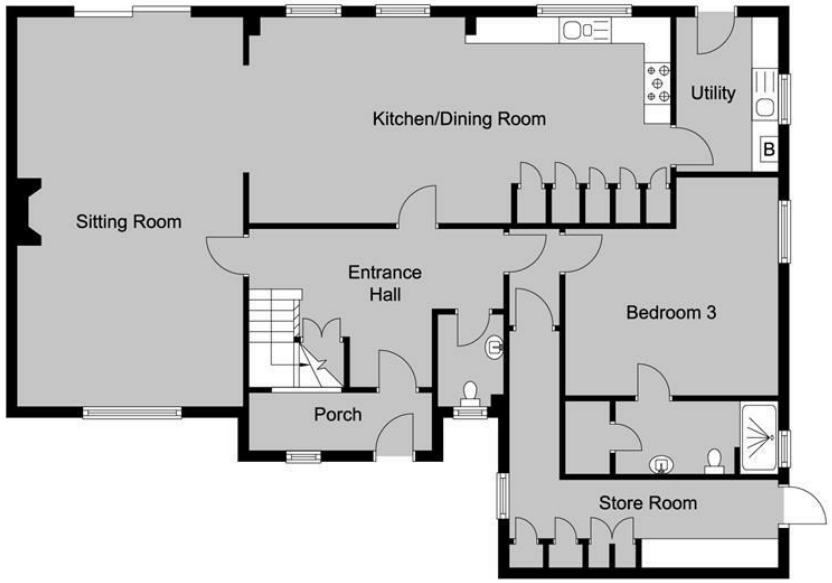
Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

N

---------- Restricted Head Height

Ground Floor

Main area: approx. 115.3 sq. metres (1241.1 sq. feet)



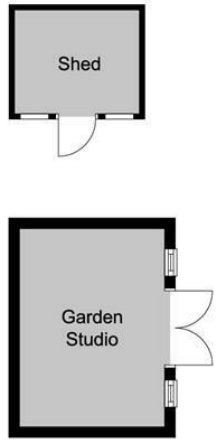
First Floor

Main area: approx. 79.8 sq. metres (859.0 sq. feet)
Loft Space: approx. 13.5 sq. metres (146.0 sq. feet)
Eaves: approx. 17.8 sq. metres (192.0 sq. feet)



Outbuildings

Main area: approx. 14.7 sq. metres (159.0 sq. feet)



Main area: Approx. 195.1 sq. metres (2101.0 sq. feet)

Plus Outbuilding: Approx. 14.7 sq. metres (159.0 sq. feet)
Plus Loft Space: Approx. 13.5 sq. metres (146.0 sq. feet)
Plus Eaves: Approx. 17.8 sq. metres (192.0 sq. feet)

FOR COASTAL, COUNTRY & CITY LIVING

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales
with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CTI 3DN. Director: W G Roalfe