

CHRISTOPHER HODGSON



Whitstable
£695,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

25 Sea Street, Whitstable, Kent, CT5 1AN

An exceptional modern town house forming part of a landmark development in the heart of central Whitstable, overlooking the beach and commanding panoramic sea views across Whitstable Bay. Whitstable is a thriving seaside town, famous for its wonderful fresh seafood and annual Oyster Festival. There is a flourishing arts scene and a genuine community spirit, which attracts visitors all year round.

The luxuriously appointed accommodation is arranged over three floors and enjoys breathtaking sea views

across the bay and towards the Isle of Sheppey beyond. This impressive property benefits from a sitting room with sea facing balcony, a smartly fitted kitchen & dining room, utility room, two bedrooms, each with an en-suite shower room, and a bathroom. Outside, there is private courtyard garden with pedestrian access to Reeves Beach via Brices Alley. To the front of the property there is a covered parking space, with a charging point for an electric vehicle. No onward chain.



LOCATION

Sea Street lies in the heart of central Whitstable, a short stroll from the vibrant High Street and charming Harbour Street, which boast an array of boutique shops, restaurants and delicatessens. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Utility Room 13'10" x 9'8" (4.24m x 2.97m)
- Bathroom 7'11" x 6'10" (2.43m x 2.09m)

FIRST FLOOR

- Kitchen & Dining Room 12'8" x 11'10" (3.88m x 3.61m)
- Sitting Room 13'3" x 11'10" (4.04m x 3.61m)
- Balcony 12'2" x 2'11" (3.72m x 0.90m)

SECOND FLOOR

- Bedroom 1 11'3" x 11'10" (4.03m x 3.61m)
- En-Suite Shower Room 10'4" x 3'2" (3.16m x 0.98m)
- Bedroom 2 12'7" x 11'10" (3.85m x 3.61m)
- En-Suite Shower Room 10'4" x 3'2" (3.16m x 0.98m)

OUTSIDE

- Courtyard Garden 15'7" x 12'2" (4.75m x 3.73m)
- Undercroft Parking Area 16'7" x 11'9" (5.06m x 3.60m)

Specification

Kitchen by Neptune consisting of:
Painted Cabinetry from the Suffolk Range
Ironmongery in a bronze finish
Stainless steel undermounted sink
Perrin & Rowe 3-in-1 instant hot water tap
Buckland LED lit floating shelving
Silestone Lagoon Suede Worksurfaces
Integrated NEFF appliances consisting of
Induction hob
oven
Compact oven with microwave function
Extractor Hood
Fridge/freezer combined
Dishwasher

Bathrooms:

Wall mounted WCs by Duravit / CP Hart
Wash basins by Duravit / Fired Earth / CP Hart



Taps by Crosswater
 Baths by Bette/Clearwater
 Shower sets by Matki
 Flush Plates by Geberit
 Heated towel rails by Chube

Utility Room by Thoroughly Wood:
 Housing for free standing washing machine and tumble dryer
 Large full height cupboard
 Belfast sink
 Washstand

Flooring:
 Engineered Oak
 Limestone tiles
 Porcelain tiles

Heating:
 Gas fired boiler with high performance cylinder and pressurised system
 Zonally controlled underfloor heating throughout

General:

Feature staircase with open tread solid oak risers and glass balustrade
 LED lighting throughout
 External lighting
 Cat 6 cabling
 Media wall provision
 Connection for satellite TV
 Electric car charge port
 Sprinkler system
 Alarm
 Porcelain wall tiles
 Decorative tiles by Fired Earth

Construction:
 Piled foundations
 Solid masonry construction throughout with concrete floors
 Timber cut and pitched roof
 Slate and zinc roof coverings
 Marine grade powder coated aluminum windows (double glazed)
 Timber external doors

Security:
 Video entry system

External:
 Balcony with frameless glass balustrades
 Paved Garden

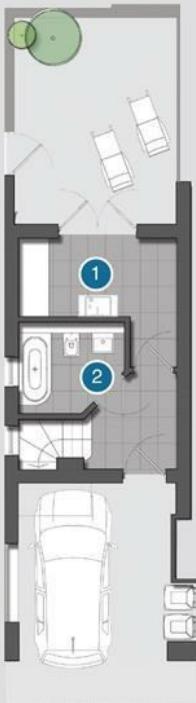
Warranty:
 Remainder of new build warranty provided by ICW

Service Charge
 The annual service charge for 2024/2025 is £150.00 (subject to confirmation from the vendors solicitor).



Unit 1 . 25 Sea Street

Total floor area:
94.85m² (1020.96 ft²)



GROUND FLOOR
Area 19.45m² (209.36 ft²)



FIRST FLOOR
Area 37.7m² (405.80 ft²)



SECOND FLOOR
Area 37.7m² (405.80 ft²)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.

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Energy Efficiency Rating	
Vacant energy efficient - new rating code	94
Exempt	A
94-90	B
89-85	C
84-80	D
79-75	E
74-70	F
69-65	G
64-60	H
59-55	I
54-50	J
49-45	K
44-40	L
39-35	M
34-30	N
29-25	O
24-20	P
19-15	Q
14-10	R
9-5	S
4-0	T
Not energy efficient - higher rating code	
England & Wales	
GD Standard 2009/100	