



CHRISTOPHER HODGSON

Whitstable

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

Freehold

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 has been extensively remodelled by the current owners and is presented in smart contemporary style throughout. The upper ground floor is arranged to provide an entrance hall, a dual aspect sitting/dining room with views towards the sea, a kitchen with bespoke handmade fittings, and a large South facing balcony overlooking and providing access to the rear

garden. The first floor benefits from sea views to the front and sweeping views of the golf course to the rear, and comprises two double bedrooms, a study, and a stylish shower room. To the lower ground floor there is a large hallway with built-in storage and a utility space, two double bedrooms, a dressing room/bunk bedroom, and a smartly fitted bathroom. The property also benefits from photovoltaic solar panels which contribute towards the electricity supply.

Outside, the delightful South Easterly facing rear garden extends to 55ft (16.7m). There is off street parking for a number of vehicles to the front and rear of the house, and a charging point for electric vehicles.

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 under 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.	• Entrance Hall • Sitting/Dining Room 23'11" x 14'2" (7.30m x 4.33m) • Kitchen 10'0" x 8'9" (3.05m x 2.67m) • Balcony 18'8" x 9'10" (5.69m x 3.00m)	• Bedroom 4 11'6" x 9'7" (3.51m x 2.92m) • Dressing Room/Bunk Bedroom 6'8" x 6'11" (2.04m x 2.10m) • Bathroom
ACCOMMODATION	FIRST FLOOR	OUTSIDE
The accommodation and approximate measurements (taken at maximum points) are:	• Bedroom 1 11'3" x 11'0" (3.44m x 3.35m) • Bedroom 2 11'6" x 10'8" (3.51m x 3.25m) • Study 8'1" x 7'5" (2.47m x 2.26m) • Shower Room	• Garden 55' x 19'5" (16.76m x 5.92m) • Garden Storage 16'3" x 9' (4.95m x 2.74m)
UPPER GROUND FLOOR	LOWER GROUND FLOOR	SOLAR ENERGY
	• Hallway • Bedroom 3 9'8" x 11'5" (2.94m x 3.47m)	The property benefits from photovoltaic solar panels which contribute towards the electricity supply.



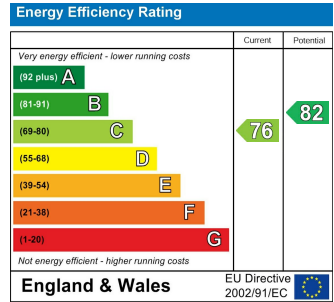




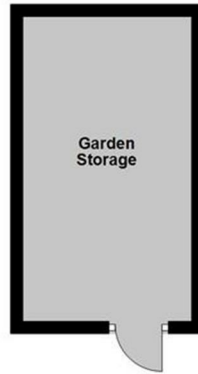


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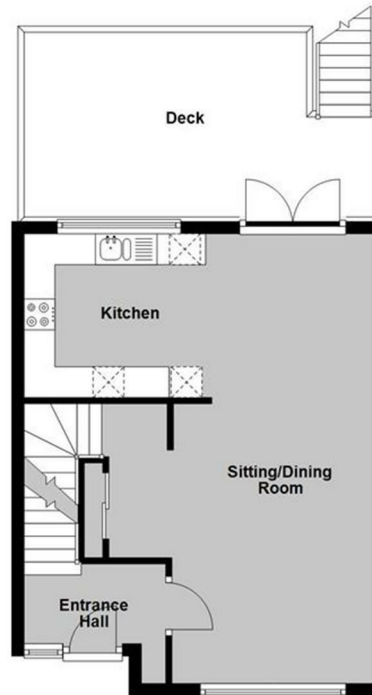
ENERGY PERFORMANCE CERTIFICATE



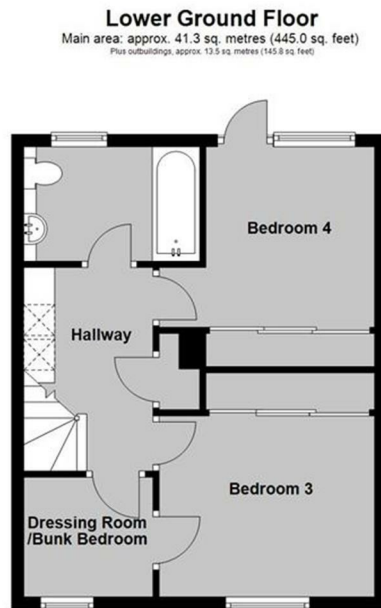
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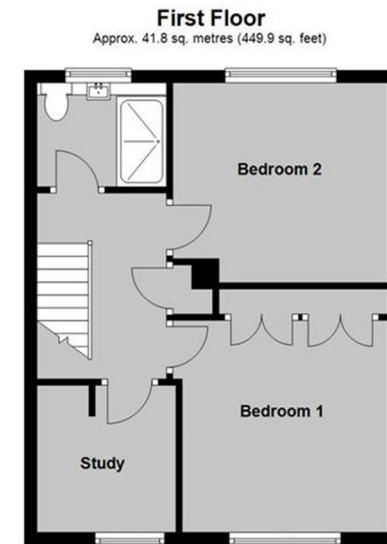
Upper Ground Floor
Approx. 40.4 sq. metres (434.6 sq. feet)



Main area: Approx. 123.5 sq. metres (1329.4 sq. feet)
Plus outbuildings, approx. 13.5 sq. metres (145.8 sq. feet)



Lower Ground Floor
Main area, approx. 41.3 sq. metres (445.0 sq. feet)
Plus outbuildings, approx. 13.5 sq. metres (145.8 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.9 sq. feet)



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