



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

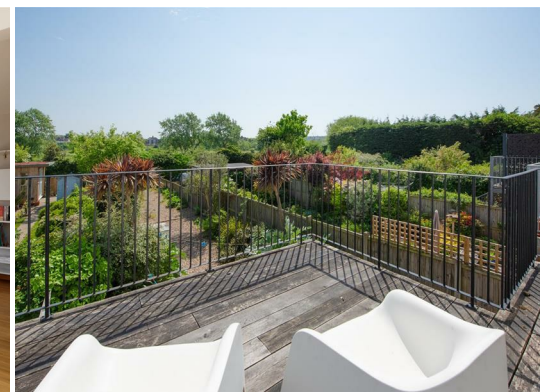
The property is being sold with the remainder of a 999 years from and including 23 May 1962 (subject to confirmation from vendor's solicitor).

Ground Rent

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

Service Charge

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









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

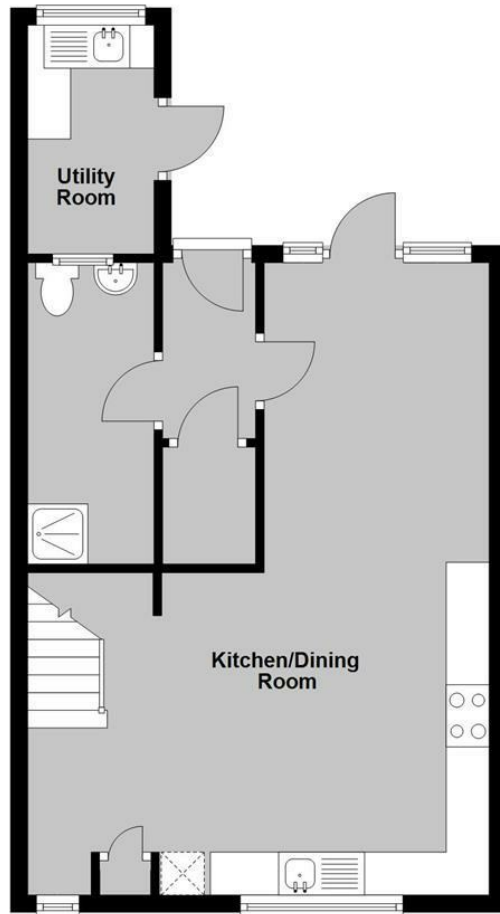
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
EU Directive 2002/91/EC		
England & Wales		

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 Estate 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 floor 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.



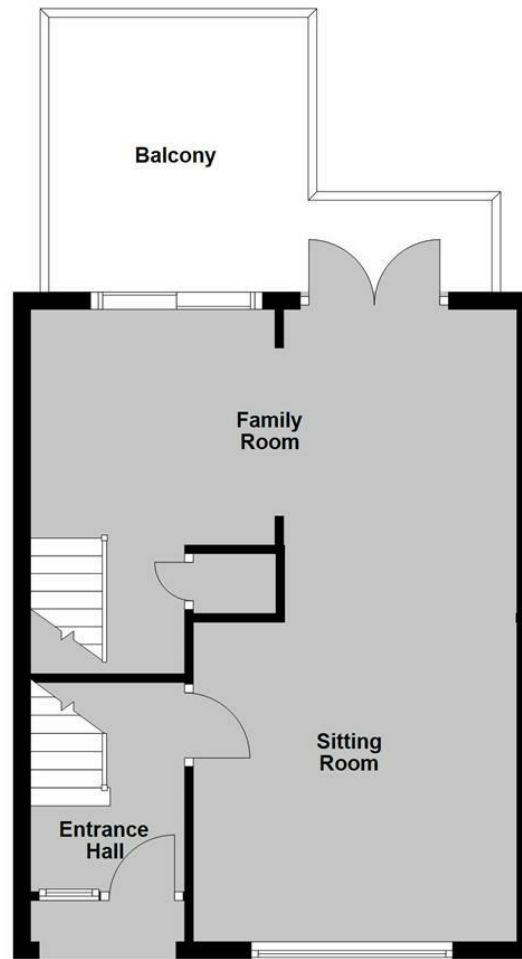
Lower Ground Floor

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



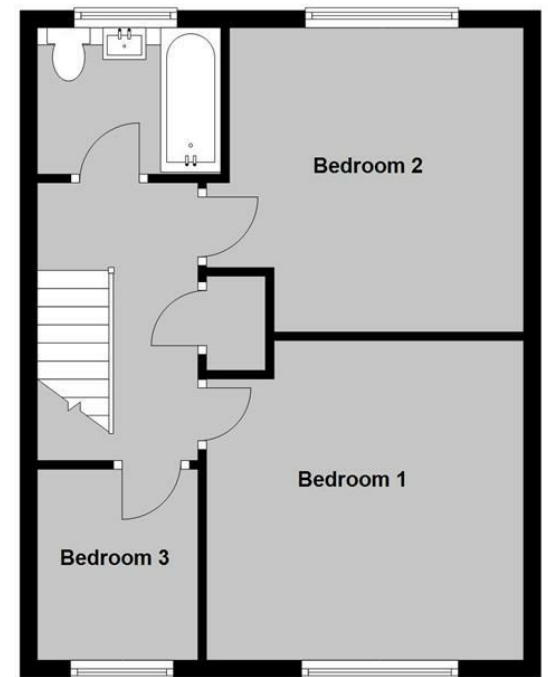
Upper Ground Floor

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)



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 CT1 3DN. Director: W G Roalfe