

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Island Wall, Whitstable

£635,000 Freehold

...for Coastal, Country & City living.



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Island Wall, Whitstable

12a Saxon Shore, Island Wall, Whitstable, Kent, CT5 1FB

VIDEO TOUR AVAILABLE

A superb modern townhouse situated in a prime location at the end of Whitstable's much favoured Island Wall, moments from the beach and a pleasant stroll to the bustling town centre with its boutique shops and highly regarded restaurants. The house enjoys views towards the sea to the front and of Whitstable Golf course to the rear.

The smartly presented and spacious accommodation is set over three floors and arranged to provide an entrance hall, first floor sitting/dining room leading to a generous balcony overlooking the rear garden and golf course, a contemporary fitted kitchen/breakfast room, three double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The 40ft (12m) South Easterly facing rear garden has been designed for ease of maintenance and incorporates a generous decked terrace. The property also benefits from one allocated parking space and a garage.



Location:

Saxon Shore is situated at the far end of Island Wall, 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 independent shops, and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London, (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 are:

- **Entrance Hall**
18'0" x 6'1" (5.49m x 1.85m)
at maximum points.
- **Sitting/Dining Room**
20'6" x 14'5" (6.26m x 4.39m)
at maximum points.
- **Balcony**
6'10" x 3'5" (2.08m x 1.04m)
at maximum points.
- **Kitchen/Breakfast Room**
14'5" x 8'10" (4.39m x 2.69m)
at maximum points.
- **Bedroom I**
23'0" x 11'4" (7.01m x 3.45m)
at maximum points.



- **En-Suite Bathroom**
- **Bedroom 2**
14'5" x 11'4" (4.39m x 3.45m)
at maximum points.
- **Bedroom 3**
11'0" x 8'0" (3.36m x 2.45m)
- **Bathroom**
8'0" x 6'7" (2.44m x 2.01m)
at maximum points.
- **Rear Garden**
40' x 15' (12.19m x 4.57m)
at maximum points.

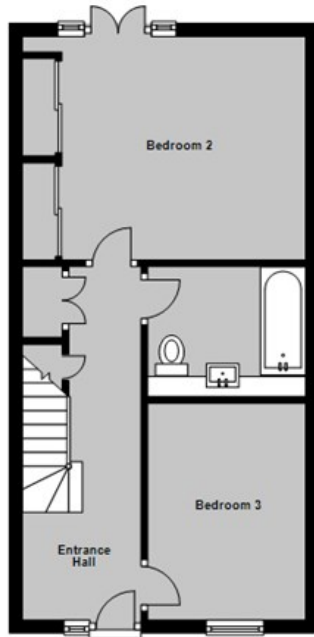
- **Garage**
16'6" x 8'7" (5.03m x 2.62m)
at maximum points.

Video Tour Available

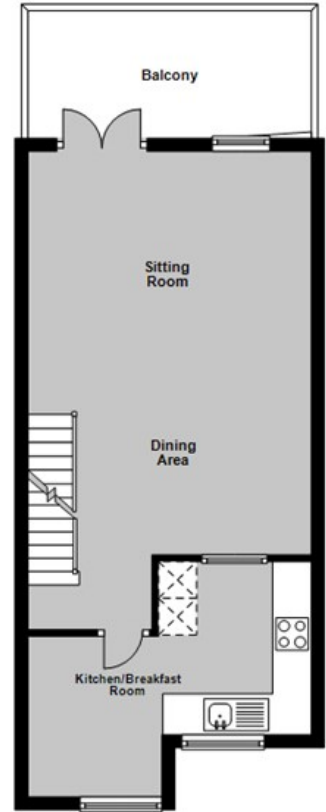
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



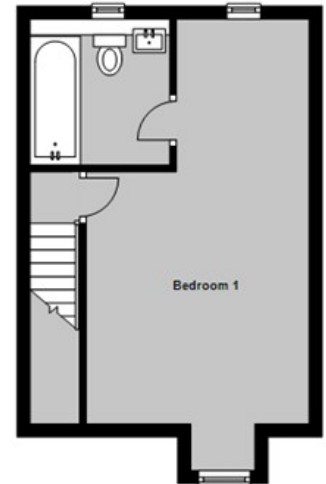
Ground Floor
Approx. 39.7 sq. metres (427.4 sq. feet)



First Floor
Approx. 41.7 sq. metres (449.0 sq. feet)



Second Floor
Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 109.3 sq. metres (1176.4 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2020/2021 is £2,261.07.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS .t: 01227 266441

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The EPC shows a rating of E39. The scale ranges from A (92) to G (35). The current rating is E39, which is highlighted in green. The table also shows the potential rating and the energy efficiency score.

Energy Efficiency Class	Score
A	92
B	81
C	69
D	58
E	39
F	29
G	15