



CHRISTOPHER HODGSON

Whitstable

Highfield House, 96 Joy Lane, Whitstable, Kent, CT5 4DF

Freehold

An impressive Edwardian family home of generous proportions, rich in period detail including original joinery, parquet flooring and fireplaces, and enjoying sea views from Whitstable's highly regarded Joy Lane.

Occupying a superb position on the southern side of this highly desirable road, the property enjoys views towards the sea, across Whitstable Bay and of the Isle of Sheppey beyond. The beach is just a short stroll away (480 metres) and Whitstable's bustling town centre is within easy walking distance, offering an array of boutique shops and highly regarded restaurants, along with Whitstable station (1.3 miles).

The spacious and versatile accommodation extends to circa 2,727 sq ft (253 sq m). The ground floor comprises an entrance porch, reception hall with a wood-burning stove, a generous sitting room with an open fireplace, a dining room overlooking the

picturesque gardens, a contemporary kitchen open-plan to a breakfast room, conservatory, utility room, study and cloakroom.

To the first floor there are four double bedrooms, three of which benefit from fitted wardrobes, and two bathrooms, including an en-suite shower room to the principal bedroom, together with a separate cloakroom. The front-facing bedrooms enjoy views towards the sea.

Outside, the beautifully planted gardens are a particularly attractive feature of the property and extend to 95ft (29m), incorporating a paved terrace, a pond, an expanse of lawn and well-stocked borders. A gravel driveway provides ample off-street parking and access to a detached garage with storage above.

LOCATION

Joy Lane is regarded as one of the most highly desirable locations in Whitstable, a popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which the town has become renowned. Whitstable mainline railway station 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 Porch
- Reception Hall 17'11" x 12'8" (5.46m x 3.86m)

- Sitting Room 27'5" x 16'3" (8.36m x 4.95m)
- Dining Room 18'4" x 12'2" (5.59m x 3.71m)
- Conservatory 14'2" x 10' (4.32m x 3.05m)
- Kitchen 15'1" x 7'1" (4.60m x 2.16m)
- Breakfast Room 12'2" x 10'11" (3.71m x 3.34m)
- Utility Room 9'6" x 5'3" (2.90m x 1.60m)
- Study 15'11" x 10'8" (4.86m x 3.25m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 17'9" x 14'10" (5.41m x 4.52m)
- En-Suite Shower Room
- Bedroom 2 17'11" x 12'1" (5.46m x 3.68m)
- Bedroom 3 12'2" x 10'5" (3.71m x 3.18m)

- Bedroom 4 11'11" x 10'3" (3.62m x 3.13m)

- Bathroom
- Cloakroom

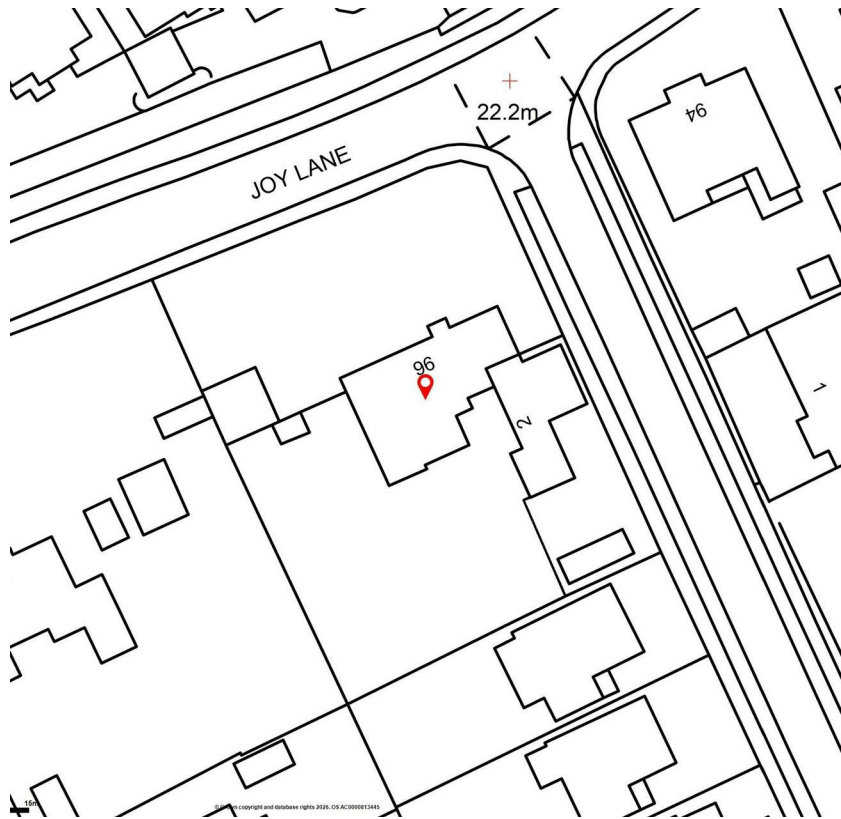
OUTSIDE

- Front Garden 122' x 59' (37.19m x 17.98m)
- Rear Garden 95' x 92' (28.96m x 28.04m)
- Detached Garage 18'4" x 15'9" (5.59m x 4.80m)
- Studio/Storage 18'4" x 10'8" (5.59m x 3.25m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

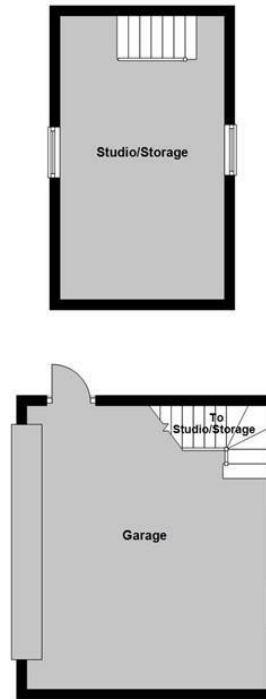
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	69
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor
Main area: approx. 156.2 sq. metres (1681.8 sq. feet)
Plus garages approx. 45.1 sq. metres (485.1 sq. feet)



First Floor
Approx. 97.2 sq. metres (1045.7 sq. feet)



Main area: Approx. 253.4 sq. metres (2727.5 sq. feet)
Plus garages, approx. 45.1 sq. metres (485.1 sq. feet)





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