

CHRISTOPHER HODGSON

Seasalter, Whitstable

Starboard House, 26 Admiralty Walk, Seasalter, Whitstable, Kent, CT5 4ET

Freehold

An exceptional beach house in an exclusive sea facing location on one of Whitstable's most sought after roads, from where it commands uninterrupted views across Whitstable Bay and direct access to Seasalter Beach.

Starboard House was built in 2011 to a striking contemporary design, with accommodation arranged over three floors to provide spectacular sea views from each of the principal rooms. The high specification finish includes high performance aluminium windows, high quality kitchen and bathroom fittings, underfloor heating, and a mechanically ventilated heat recovery system (MVHR) throughout.

A flight of granite steps from Admiralty Walk lead to a decked gangway with glass balustrades from which you enter the house at first floor level. To the ground floor there is a bespoke kitchen open-plan to a living room with bi-folding doors looking out to sea and with access to the garden and beach beyond. To the first floor, the principal bedroom benefits from a sea facing balcony and a stylish en-suite bathroom, and there is also a study/fourth bedroom. The second floor comprises two further double bedrooms with built-in wardrobes, one with a sea facing balcony, and the other with a South facing balcony with views over the rear garden. This floor is served by a large shower room.

The private garden has been sensitively landscaped to create the perfect vantage point to enjoy Whitstable's famous sunsets, and provides direct access to the beach. There is off street parking for one vehicle, accessed from Admiralty Walk.

LOCATION

Admiralty Walk is one of the most coveted addresses in Whitstable, enjoying a premier beachfront location with direct access to the beach. The property is accessible to the town centre either via Joy Lane or by a pleasant walk along the beach. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and watersports facilities as well as a range of highly-regarded schools. Whitstable mainline railway station provides fast and frequent links to London (Victoria) approximately 80 minutes with the high speed Javelin service providing 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 as well as to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Living Room 33'7" x 12'10" (10.24m x 3.91m)
- Kitchen
- Cloakroom

FIRST FLOOR

- Entrance Hall 21'4" x 13'6" (6.50m x 4.11m)
- Bedroom 1 13'2" x 10'9" (4.01m x 3.28m)
- Balcony
- En-Suite Bathroom 7'4" x 6'8" (2.24m x 2.03m)
- Bedroom 4/Study 10'3" x 9'11" (3.12m x 3.02m)

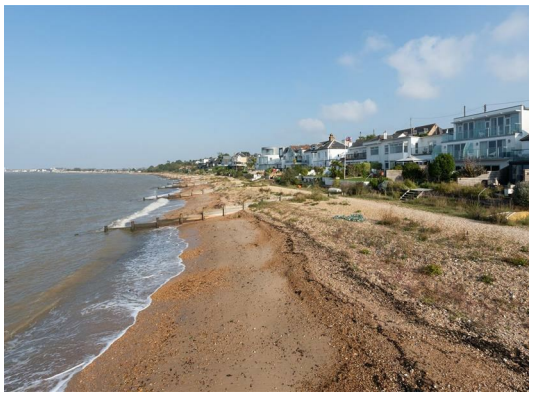
SECOND FLOOR

- Bedroom 2 11'7" x 9'10" (3.53m x 3.00m)
- Balcony
- Bedroom 3 10'3" x 10'2" (3.12m x 3.10m)
- Balcony

OUTSIDE

- Gardens












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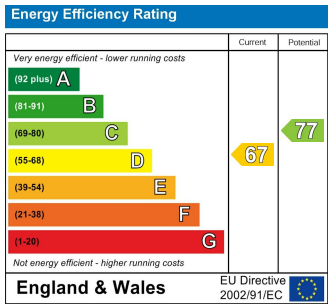




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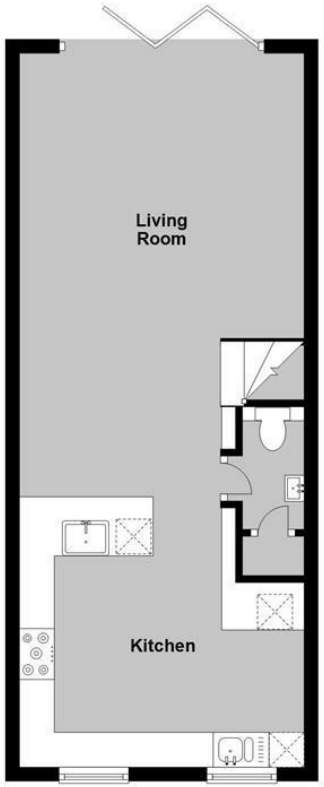
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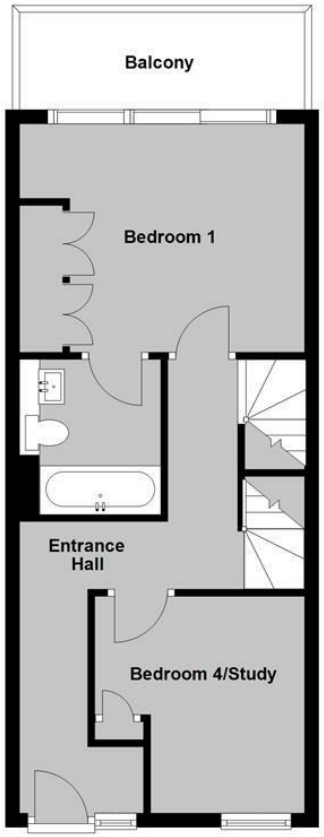
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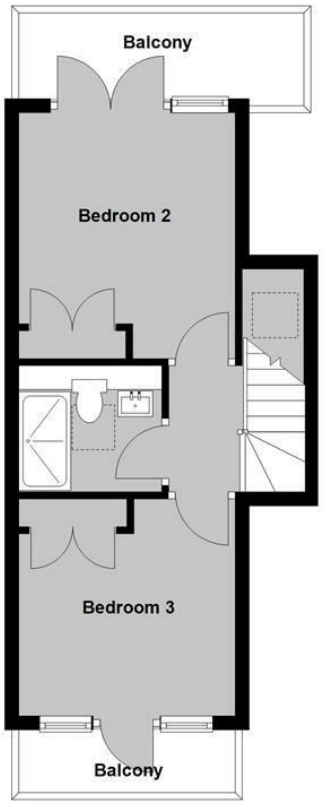
Ground Floor
Approx. 41.9 sq. metres (450.5 sq. feet)



First Floor
Approx. 40.3 sq. metres (434.1 sq. feet)



Second Floor
Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 111.8 sq. metres (1203.9 sq. feet)

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