



CHRISTOPHER HODGSON

Whitstable

15 Saxon Shore Island Wall, Whitstable, Kent, CT5 1FB

Freehold

An exceptional coastal home occupying a prime position at the end of Whitstable's highly prized Island Wall, just moments from the beach and a short stroll from the vibrant town centre with its array of independent shops and popular restaurants.

The property enjoys views of the sea to the front and across Whitstable Golf Course to the rear. The spacious, smartly presented accommodation is arranged over three floors, with light-filled interiors featuring large windows and glazed doors that flood the rooms with natural light. The upper floor bedrooms benefit from vaulted ceilings, enhancing the sense of space.

The layout comprises an entrance hall, a first-floor sitting/dining room opening onto a generous balcony overlooking the rear garden and golf course, and a contemporary kitchen/breakfast room. There are three double bedrooms, two bathrooms (including one en-suite), and a cloakroom.

The south-easterly facing garden has been designed for ease of maintenance and extends to approximately 21ft (6.4m), providing a sheltered and private outdoor space. An integral garage and driveway provide off-street parking for several vehicles.

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 (taken at maximum points) are: GROUND FLOOR • Entrance Hall • Bedroom 2 14'9" x 14'1" (4.51m x 4.31m) • En-Suite Shower Room FIRST FLOOR • Living Room 16'6" x 11'5" (5.05m x 3.50m) • Balcony • Dining Room 13'11" x 9'7" (4.26m x 2.94m) • Kitchen/Breakfast Room 16'6" x 11'8" (5.05m x 3.58m)	• Cloakroom SECOND FLOOR • Bedroom 1 14'3" x 12'0" (4.36m x 3.68m) • Bedroom 2 14'3" x 9'0" (4.36m x 2.76m) • Bathroom OUTSIDE • Integral Garage 20'11" x 9'11" (6.40m x 3.04m) • Garden 21'3" x 17'6" (6.48m x 5.33m)
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Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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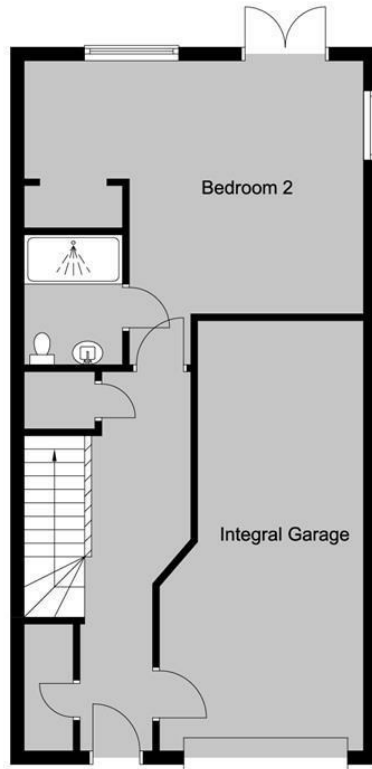
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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		

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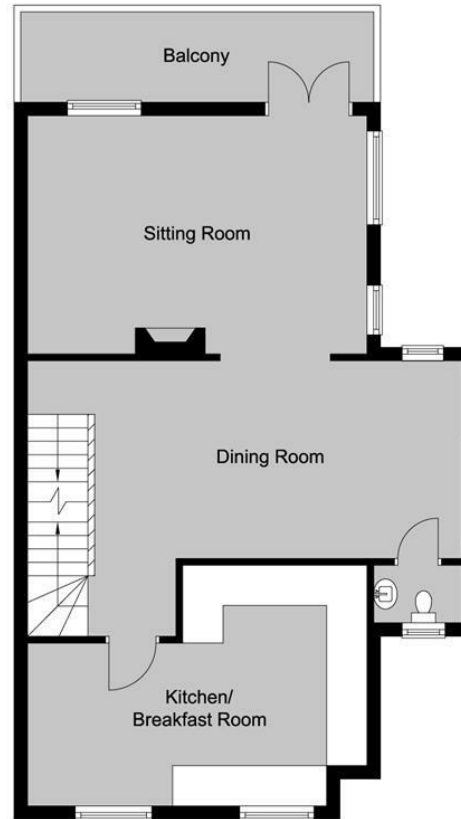
Ground Floor

Main area: approx. 34.4 sq. metres (370.3 sq. feet)



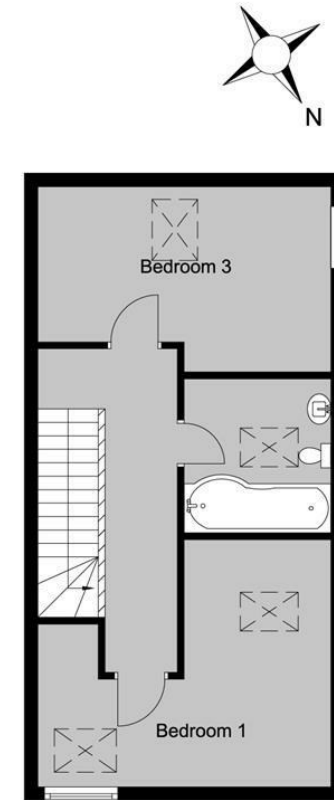
First Floor

Main area: approx. 57.0 sq. metres (613.8 sq. feet)



Second Floor

Main area: approx. 38.9 sq. metres (419.1 sq. feet)



Main area: Approx. 147.8 sq. metres (1590.9 sq. feet)

Plus Garage: Approx. 17.4 sq. metres (187.3 sq. feet)



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