



CHRISTOPHER HODGSON

# Whitstable

## 7 Admiralty Walk, Whitstable, Kent, CT5 4ET

Freehold

A beautifully presented detached bungalow, ideally situated on Whitstable's coveted Admiralty Walk, from where it commands far-reaching views across Whitstable Bay and is easily accessible to the town centre and station (1.6 miles).

The property is being offered for sale for the first time in over 40 years, and provides bright and spacious accommodation comprising an entrance porch, sitting room with wood burning stove, a contemporary kitchen/breakfast room leading to a dining room and conservatory, two double bedrooms and a luxurious bathroom with a separate shower enclosure.

There is significant scope for further extension and/or remodelling to create a substantial family home (subject to all necessary consents and approvals being obtained).

Outside, the well maintained south facing garden extends to 59 ft (18m), and a block paved driveway provides off-street parking and access to the integral garage. No onward chain.

### 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 an enjoyable 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 watersport's facilities as well as a range of highly-regarded schools. Whitstable mainline railway station provides fast and frequent links to London (Victoria) approximately 80mins with the high speed Javelin service providing 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 6'10" x 3'11" (2.08m x 1.19m)
- Sitting Room 15'2" x 12'3" (4.62m x 3.73m)
- Kitchen/Breakfast Room 12'2" x 11'11" (3.71m x 3.63m)

- Dining Room 11'9" x 7'10" (3.58m x 2.39m)

- Bathroom

- Bedroom 1 15'5" x 12'10" (4.70m x 3.91m)

- Bedroom 2 11'1" x 9'4" (3.38m x 2.84m)

- Conservatory 11'9" x 7'9" (3.58m x 2.36m)

#### OUTSIDE

- Integral Garage 20'8" x 10'0" (6.30m x 3.05m)

- Garden 60' x 53' (18.29m x 16.15m)










**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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 state 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.

## Ground Floor

Main area: approx. 92.3 sq. metres (993.8 sq. feet)  
Plus garages, approx. 19.3 sq. metres (208.0 sq. feet)



Main area: Approx. 92.3 sq. metres (993.8 sq. feet)  
Plus garages, approx. 19.3 sq. metres (208.0 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | [INFO@CHRISTOPHERHODGSON.CO.UK](mailto:INFO@CHRISTOPHERHODGSON.CO.UK) | [CHRISTOPHERHODGSON.CO.UK](http://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