



CHRISTOPHER HODGSON



# Whitstable

## 30 Clifton Road, Whitstable, Kent, CT5 1DQ

Freehold

An exceptional modern house, unique in design and newly built to an exacting standard. This impressive family home is ideally situated only 650 metres from Whitstable Beach, 500 metres from the bustling High Street and within close proximity of amenities, Whitstable railway station (0.6 miles), bus routes and schooling options.

The light-filled, largely open-plan interior has been finished to an exceptional standard with the use of high quality materials, fixtures and fittings throughout, and has been designed to incorporate both style and function in equal measure.

The ground floor is arranged to provide an entrance hall with vaulted ceiling, a contemporary kitchen/living room with sliding doors opening to the garden, a bright and spacious sitting room, a utility room and a cloakroom.

The first and second floors comprise a galleried landing overlooking the entrance hall, four double bedrooms and three bathrooms, including a stylish en-suite shower room to the principal bedroom.

Externally, the rear garden has been expertly landscaped to incorporate a porcelain tiled terrace, planted borders and an area laid to lawn. A generous driveway provides off-street parking and access to an electric vehicle charging point. No onward chain.

<p>LOCATION</p> <p>Clifton Road is amongst Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.</p> <p>ACCOMODATION</p> <p>The accommodation and approximate measurements (taken at maximum points) are:</p> <p>GROUND FLOOR</p> <ul style="list-style-type: none"><li>• Entrance Hall 17'1" x 10'2" (5.21m x 3.10m)</li><li>• Sitting Room 13'4" x 11'4" (4.06m x 3.46m)</li></ul>	<ul style="list-style-type: none"><li>• Living Room/Kitchen 18'4" x 17'11" (5.58m x 5.47m)<ul style="list-style-type: none"><li>- Contemporary kitchen with Integrated AEG appliances: -</li><li>- Oven</li><li>- Combination oven with microwave</li><li>- Plate warmer</li><li>- Induction hob</li><li>- Dishwasher</li><li>- Hidden Bosch Extractor fan</li><li>- Quartz worktops</li></ul></li><li>• Utility Room 6'6" x 4'3" (1.97m x 1.30m)</li><li>• Cloakroom 6'6" x 2'10" (1.98m x 0.86m)<ul style="list-style-type: none"><li>- Wall hung wash basin by Duravit</li><li>- Taps by Crosswater</li><li>- WC by Duravit</li><li>- Floor and wall tiles by Mandarin Stone</li></ul></li></ul> <p>FIRST FLOOR</p> <ul style="list-style-type: none"><li>• Bedroom 1 11'0" x 10'9" (3.35m x 3.28m)</li><li>• En-Suite Shower Room 11' x 6'10" (3.35m x 2.08m)<ul style="list-style-type: none"><li>- Rainfall shower head and handheld shower attachment</li><li>- Wall hung vanity unit with twin wash basins by Duravit</li></ul></li></ul>	<ul style="list-style-type: none"><li>- Taps by Crosswater</li><li>- WC by Duravit</li><li>- Ladder rack heated towel rail</li><li>- Floor and wall tiles by Mandarin Stone</li></ul> <ul style="list-style-type: none"><li>• Bedroom 2 13'4" x 11'5" (4.06m x 3.47m)</li></ul> <ul style="list-style-type: none"><li>• Bathroom 7'1" x 6'6" (2.16m x 1.98m)<ul style="list-style-type: none"><li>- Wall hung wash basin by Duravit</li><li>- Taps by Crosswater</li><li>- WC by Duravit</li><li>- Rainfall shower head</li><li>- Ladder rack heated towel rail</li><li>- Floor and wall tiles by Mandarin Stone</li></ul></li></ul> <p>SECOND FLOOR</p> <ul style="list-style-type: none"><li>• Bedroom 3 12'10" x 11'0" (3.91m x 3.35m )</li><li>• Bedroom 4 12'10" x 10'3" (3.91m x 3.12m)</li></ul> <ul style="list-style-type: none"><li>• Bathroom 6'6" x 4'7" (1.98m x 1.40m)<ul style="list-style-type: none"><li>- Rainfall shower head and handheld shower attachment</li><li>- Wall hung wash basin by Duravit</li><li>- Taps by Crosswater</li><li>- WC by Duravit</li><li>- Ladder rack heated towel rail</li><li>- Floor and wall tiles by Mandarin Stone</li></ul></li></ul>	<p>OUTSIDE</p> <ul style="list-style-type: none"><li>• Garden 33' x 29' (10.06m x 8.84m)</li></ul> <p>Specification</p> <p>General -</p> <ul style="list-style-type: none"><li>- Vaillant Ecotec Plus 838 H Combination Gas Fired Boiler</li><li>- Underfloor heating throughout ground floor (zonally controlled) -</li><li>- Milano Radiators and towel rails to upper floors</li><li>- 'Kahrs Ash Air' flooring</li><li>- Bespoke hand-made Birch ply staircase with Tulip wood balustrade</li></ul> <p>External -</p> <ul style="list-style-type: none"><li>- Porcelain Tiled Terrace</li><li>- Block paved driveway with clay pavers</li><li>- Cabling for Electric Vehicle charging point</li><li>- Windows &amp; External Doors by Rationel Auraplus</li><li>- Windows are triple glazed with aluminium finish external finish, and timber internal finish.</li><li>- Roof windows by 'Velux'</li><li>- Steel rainwater goods by Roofart</li></ul> <p>Warranty</p> <p>Remainder of a 10 Year insurance backed structural warranty provided by ICW</p>
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ENERGY PERFORMANCE CERTIFICATE

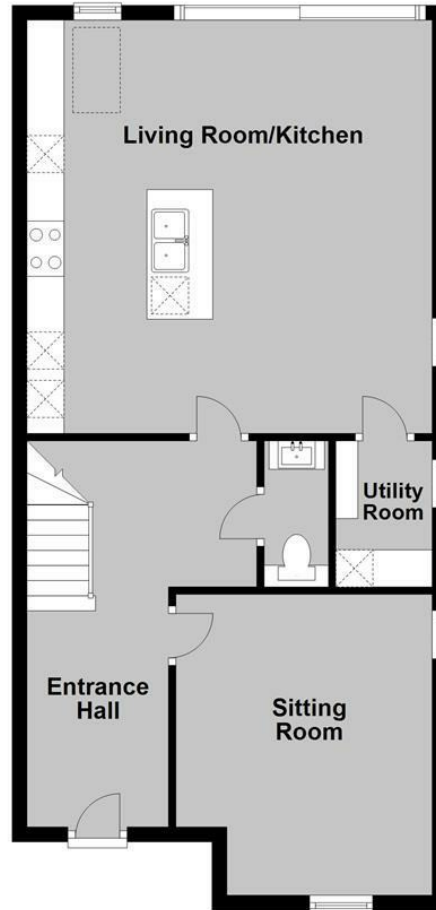
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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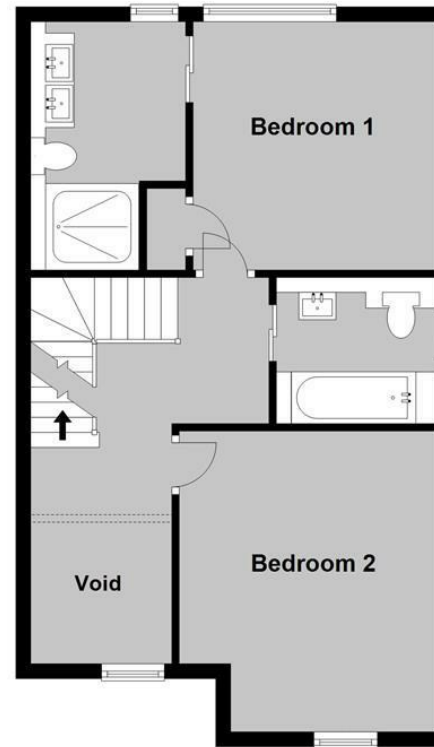




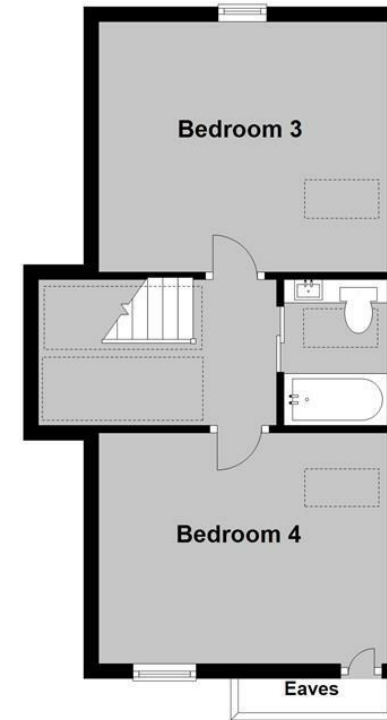
**Ground Floor**  
Approx. 62.1 sq. metres (668.7 sq. feet)



**First Floor**  
Approx. 50.0 sq. metres (537.8 sq. feet)



**Second Floor**  
Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 147.5 sq. metres (1587.6 sq. feet)





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