



CHRISTOPHER HODGSON

*30 Admiralty Walk, Whitstable, Kent, CT5 4ET*

An exceptional beach house occupying a coveted seafront position on one of Whitstable's most sought-after roads, commanding uninterrupted views across Whitstable Bay, enjoying direct access to Seasalter Beach, and offered for sale with no onward chain.

From Admiralty Walk, where the double garage and off-street parking are located, granite steps descend through the thoughtfully landscaped terraced gardens, incorporating areas of lawn and a sheltered courtyard. The steps provide access to a decked balcony with glass balustrades and an entrance to the first-floor landing, whilst continuing to the ground-floor entrance hall.

The first floor includes three bedrooms and two bathrooms, including an en-suite to the principal bedroom. Two of the bedrooms benefit from access to a sea-facing balcony. The second floor is arranged as an impressive guest suite, comprising a spacious bedroom with a sea-facing Velux balcony and an en-suite shower room.

The private beachfront garden has been thoughtfully landscaped to provide an exceptional setting from which to enjoy Whitstable's renowned sunsets and panoramic coastal views, whilst affording direct access to the beach. A double garage, useful store room and off-street parking are accessed from Admiralty Walk.

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

- Store Room 8'4" x 17'1" (2.55m x 5.20m)

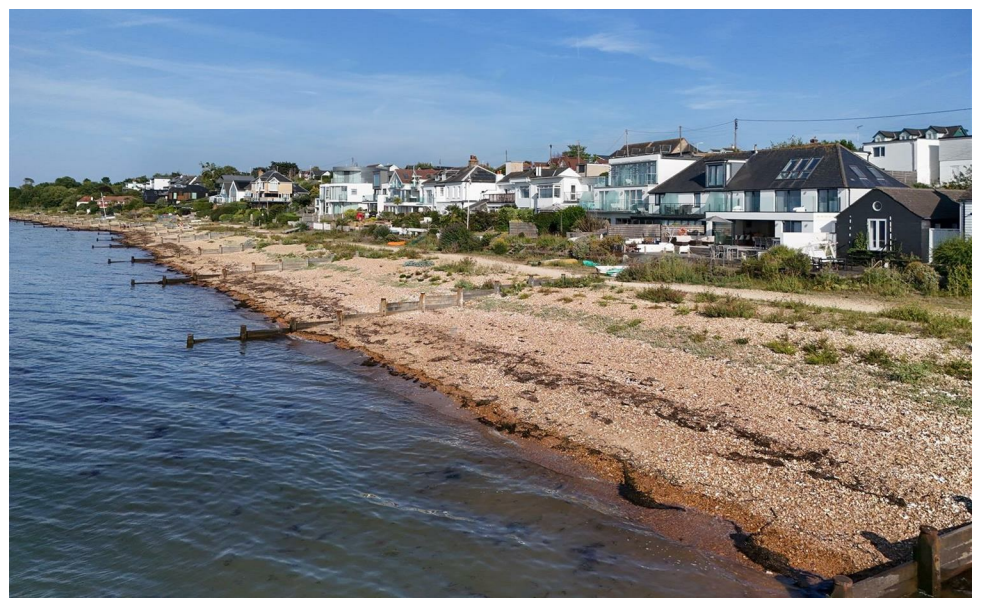










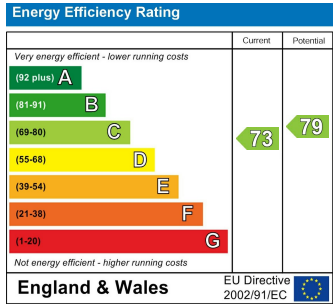




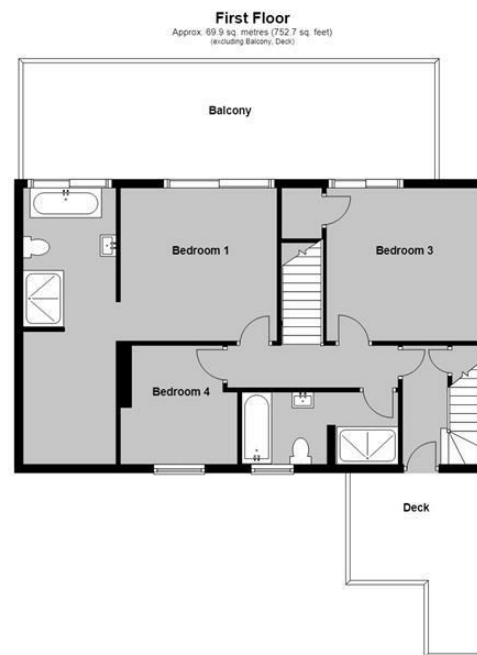


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95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

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Main area: Approx. 226.4 sq. metres (2436.9 sq. feet)  
Plus garages, approx. 39.1 sq. metres (421.2 sq. feet)



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