

CHRISTOPHER HODGSON



**Whitstable**

**£550,000** Freehold



# Whitstable

## *1a Hillview Road, Whitstable, Kent, CT5 4HX*

An exciting new development of four exceptional family homes, in unique contemporary design, newly completed and ready for occupation. These impressive, detached houses are enviably positioned in a prime location in central Whitstable, within short walking distance of the High Street, shops, restaurants and amenities, Whitstable's charming pebble beach and mainline station (0.7 miles).

The development comprises of three three-bedroom houses and one four-bedroom house, each providing light-filled, largely open-plan interiors finished to an exceptional standard throughout to include stylish

kitchens and bathrooms, built-in storage, and courtyard gardens. Each house benefits from two private parking spaces and a charging point for electric vehicles.

Plot 2 benefits from a large open-plan living room/kitchen, a separate utility room with cloakroom, 3 bedrooms and 2 bathrooms, including an en-suite shower room to the principal bedroom. 10 year new build warranty.

Available to view by appointment with Christopher Hodgson Estate Agents. Please contact us to register your interest and to request a brochure.



### Location

Hillview Road is a sought after location conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself is a popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The town is well served by educational establishments.

### Accommodation

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

#### GROUND FLOOR

- Living Room/Kitchen 32'10" x 16'9" (10.01m x 5.11m)
- Utility/Cloakroom 9'5" x 5'5" (2.87m x 1.65m)

#### FIRST FLOOR

- Bedroom 1 15'11" x 9'4" (4.84m x 2.85m)

- En-Suite Shower Room 6'9" x 5'6" (2.06m x 1.68m)
- Bedroom 2 12'2" x 9'2" (3.72m x 2.80m)
- Bedroom 3 12'8" x 9'10" (3.86m x 3.00m)
- Bathroom 9 x 8'7" (2.74m x 2.62m)

#### OUTSIDE

- Courtyard Garden

#### Specification

##### Kitchens

- Integrated appliances consisting of:
  - Neff full height fridge/freezer
  - Neff induction hob with overhead extraction
  - Neff double oven
  - Dishwasher
- Quartz white stonework surfaces
- Undermounted stainless steel sink with mixer tap above

##### Bathrooms

- High quality bathroom fixtures/fittings
- Shaver socket
- Fitted mirror with LED Lighting
- Walk-in Shower cubicle with rainfall shower
- Bath within tiled enclosure
- Porcelain tiling



- Wall hung WC
- Wall hung wash basin

#### General

- Central heating and hot water via air source heat pumps
- Under Floor heating throughout
- Wood burning stove to living area
- Engineered Oak floor throughout ground floor with carpets to stairs, landing and bedrooms
- TV/Aerial points to selected rooms
- Recessed LED downlighters or pendants to all rooms
- Grey powder coated aluminium external windows and doors
- Built in storage, cupboards and wardrobes
- LED up/down wall lights to balconies and garden areas

- Bi-folding doors to gardens
- Courtyard gardens with raised plants
- Utility cupboards with recess and plumbing for washing machine & dryer

#### Parking

- 1 Electric vehicle charging point
- Blocked paved driveway with parking for 2 vehicles

#### Warranty

- 10-year warranty provided by Q Assure

#### NB

Some of the images shown are from another plot within the same development and are indicative of 'type of finish' only.



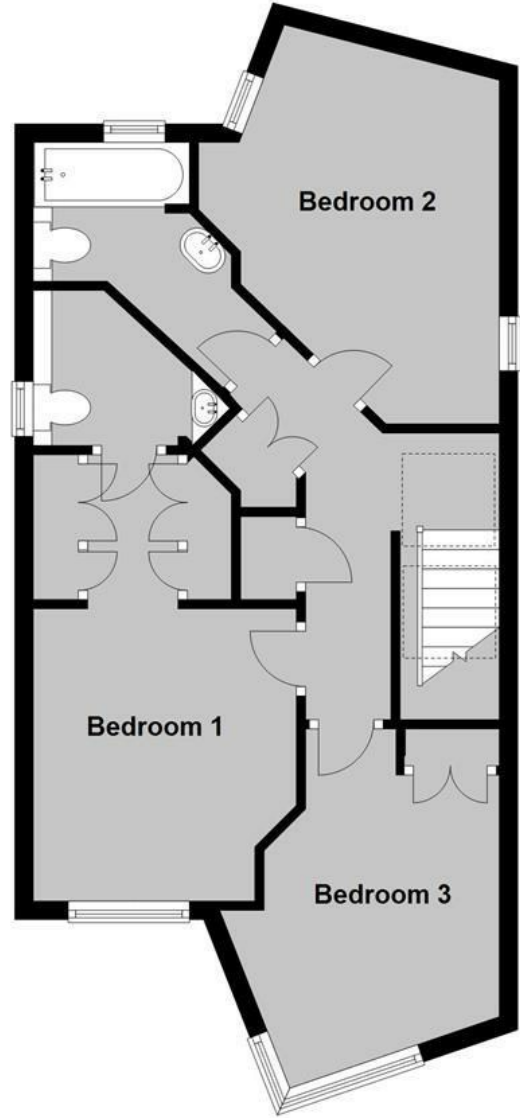
### Ground Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



### First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 96.6 sq. metres (1040.1 sq. feet)

#### Council Tax to be confirmed.

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Energy Efficiency Rating		Current	Target
Minimum Energy Efficient Rate (MEER)	A		
Energy Efficiency	B	73	73
Energy Conservation	C		
Energy Security	D		
Energy Flexibility	E		
Energy Resilience	F		
Energy Reliability	G		

England & Wales  
EPC Directive 2002/91/EC

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