



CHRISTOPHER HODGSON

Whitstable

17 Wave Crest, Whitstable, Kent, CT5 1EH

Freehold

An exquisite Victorian beach house in one of Whitstable's most coveted sea facing positions, from where it commands magnificent views across the bay from each of the principal rooms. The house is located moments from the town centre with it's wide range of boutique shops, cafes and highly regarded restaurants, and Whitstable station is less than one mile distant. The spacious and generously proportioned accommodation is arranged over four floors and offers great versatility.

The property currently comprises an entrance hall, two reception rooms, a smartly fitted kitchen, utility room, five bedrooms, two bathrooms, and a cloakroom. The house also benefits from a sea facing balcony accessed from the first floor sitting

room, providing the perfect vantage point to enjoy Whitstable's famous sunsets which come to a stunning conclusion over the Isle of Sheppey.

The 45ft (13m) gardens enjoys a South Easterly aspect and incorporates a storage shed and a gardener's WC. No onward chain.

LOCATION		ACCOMMODATION	
Wave Crest is considered to be one of the most desirable locations in Whitstable. Set in the heart of the conservation area and accessed from Island Wall via Wilks Way, this select terrace comprises 18 attractive Victorian properties fronting directly onto the sea wall and beach beyond. Whitstable itself is an increasingly fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. 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 A2/M2 giving access to the channel ports and connecting motorway network.		The accommodation and approximate measurements (taken at maximum points) are:	
UPPER GROUND FLOOR		SECOND FLOOR	
• Entrance Hall 24'4" x 5'1" (7.42m x 1.55m)		• Bedroom 1 14'4" x 13'6" (4.37m x 4.11m)	
• Dining Room 12'3" x 11'3" (3.73m x 3.43m)		• Bedroom 5 10'3" x 9'3" (3.12m x 2.82m)	
• Kitchen 14'10" x 10'2" (4.52m x 3.10m)		LOWER GROUND FLOOR	
• Shower Room 9'3" x 7'11" (2.82m x 2.41m)		• Entrance Porch 3'2" x 3'1" (0.97m x 0.94m)	
FIRST FLOOR		• Bedroom 3 12'2" x 11'5" (3.71m x 3.48m)	
• Sitting Room 15'8" x 13' (4.78m x 3.96m)		• Bedroom 4 11'6" x 10'3" (3.51m x 3.12m)	
• Balcony 15'3" x 2'5" (4.65m x 0.74m)		• Utility Room 9'3" x 7'11" (2.82m x 2.41m)	
• Bedroom 2 12'8" x 10'3" (3.86m x 3.12m)		OUTSIDE	
• Bathroom 9'3" x 4'10" (2.82m x 1.47m)		• Garden 45' x 16' (13.72m x 4.88m)	
		• Gardener's WC 5' x 2'7" (1.52m x 0.79m)	









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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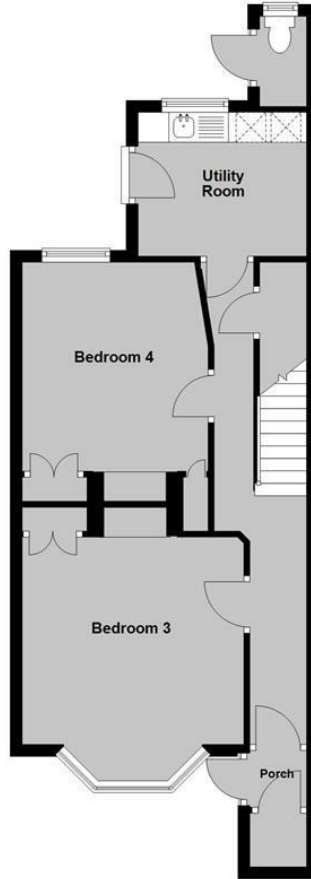
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

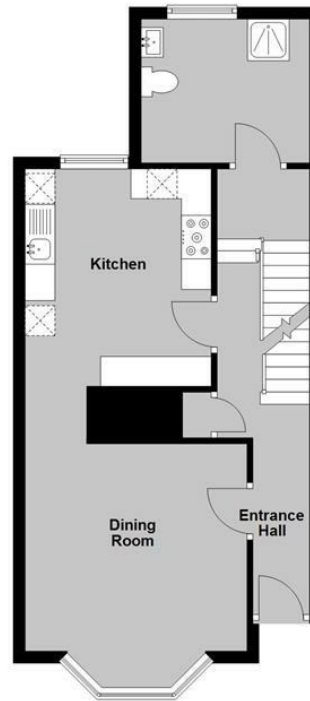
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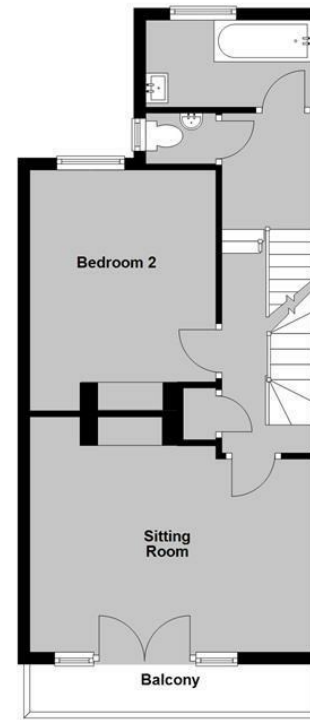
Lower Ground Floor
Approx. 49.3 sq. metres (530.5 sq. feet)



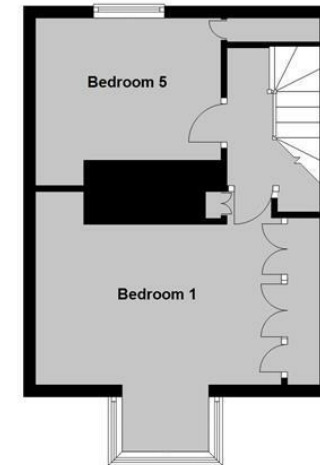
Upper Ground Floor
Approx. 45.1 sq. metres (485.2 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.1 sq. feet)



Second Floor
Approx. 31.6 sq. metres (339.6 sq. feet)



Total area: approx. 170.9 sq. metres (1839.4 sq. feet)



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