



CHRISTOPHER HODGSON

# Whitstable

## *16 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 its wide range of boutique shops, cafes and highly regarded restaurants, and Whitstable station (1 mile).

The light, spacious and flexible accommodation is arranged over four floors and offers great versatility. The upper ground floor is arranged to provide an entrance hall, a reception room/third bedroom with views towards the sea, a dining room, and a smartly fitted kitchen with a door leading to an external staircase which provides access to the rear garden.

The first floor comprises a sitting room with a wood-burning stove and access to a sea-facing balcony providing the perfect vantage point to enjoy Whitstable's famous sunsets, a double bedroom, a bathroom, and a cloakroom. The principal bedroom occupies the second floor and benefits from an en-suite shower room. The lower ground floor benefits from independent access to front and rear, and provides a further reception room, a studio/bedroom with a shower enclosure, a kitchen, and a cloakroom.

The rear garden enjoys a south easterly aspect and extends to 70ft (21m), incorporating a storage shed and pedestrian access to Island Wall. To the rear of the property, there is off-street parking for two vehicles beneath a carport, accessed via Island Wall, and an EV charging point. No onward chain.

### LOCATION

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.

### ACCOMMODATION

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

#### UPPER GROUND FLOOR

- Entrance Hall
- Reception Room/Bedroom 12'0" x 11'5" (3.66m x 3.48m)
- Dining Room 13'10" x 12'7" (4.22m x 3.84m)
- Kitchen 12'2" x 9'5" (3.72m x 2.86m)

#### FIRST FLOOR

- Sitting Room 15'5" x 11'5" (4.70m x 3.48m )
- Balcony 15'4" x 3'9" (4.67m x 1.14m)
- Bedroom 2 11'5" x 10'2" (3.49m x 3.09m)
- Bathroom
- Cloakroom

### SECOND FLOOR

- Bedroom 1 20'9" x 15'4" (6.33m x 4.68m)
- En-Suite Shower Room

#### LOWER GROUND FLOOR

- Reception Room 15'4" x 11'5" (4.67m x 3.48m)
- Studio/Bedroom 15'4" x 13'11" (4.67m x 4.24m)
- Kitchen 9'5" x 8'3" (2.87m x 2.51m)
- Cloakroom

### OUTSIDE

- Garden 70' x 16' (21.34m x 4.88m)









**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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)

## ENERGY PERFORMANCE CERTIFICATE

### EPC RATING

Main House: 65 = D

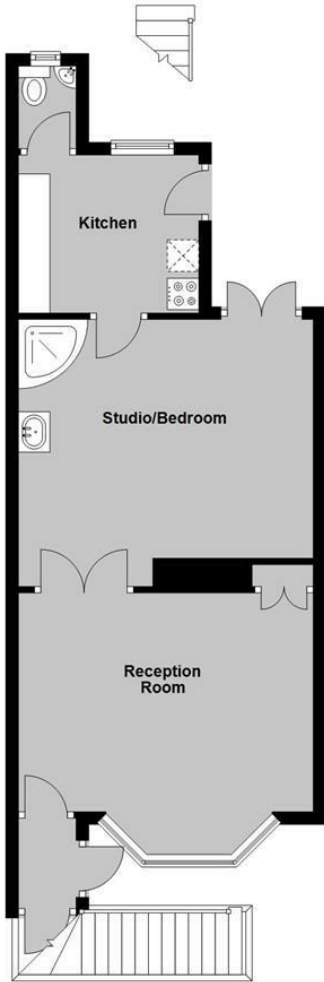
Basement Flat: 67 = D

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.



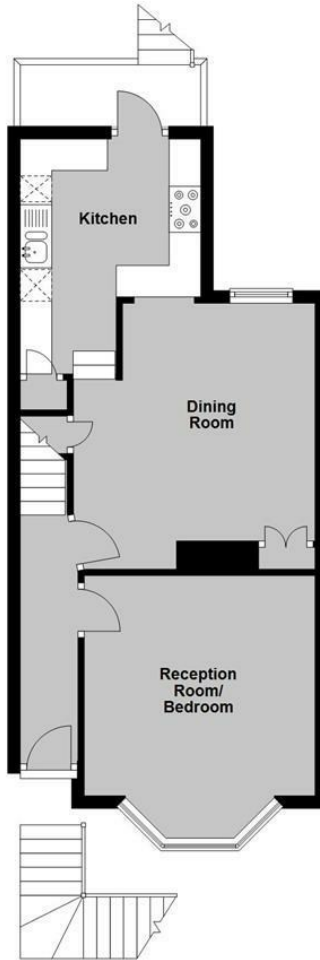
### Lower Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)  
(excluding unnamed room)



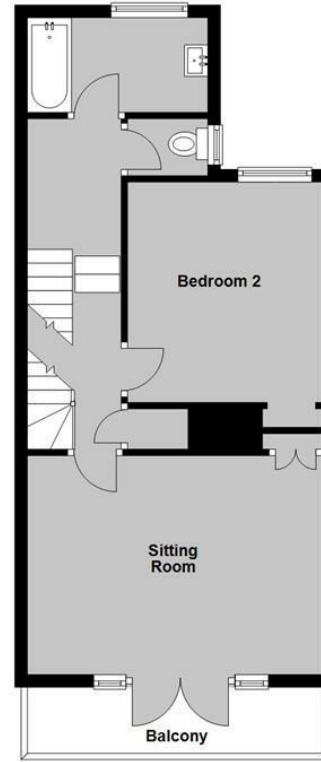
### Upper Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)  
(excluding unnamed room)



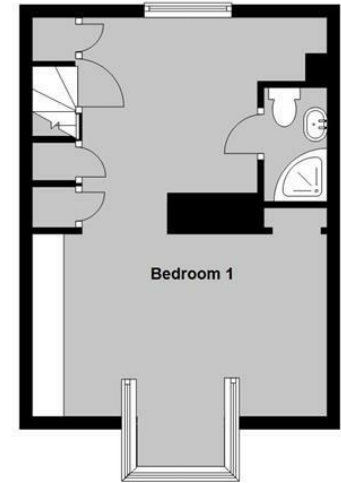
### First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)  
(excluding Balcony)



### Second Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 164.9 sq. metres (1774.7 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