



CHRISTOPHER HODGSON

Whitstable

2 The Deck House, 120 Island Wall, Whitstable, Kent, CT5 1EE

Freehold

A beautifully presented coastal home ideally situated in an enviable position on Whitstable's highly prized Island Wall, moments from the beach and within a short stroll of Whitstable's bustling High Street, boutique shops, cafés, eateries, and restaurants. Whitstable mainline railway station is less than 1 mile distant.

This charming period property offers spacious loft-style living accommodation, beautifully presented in smart contemporary style throughout. The upper ground floor is arranged to provide an entrance hall, a bright and spacious living room with high ceilings and casement doors opening to a large decked balcony with views towards the sea, and steps descending to the private, walled courtyard garden. There is a kitchen with a vaulted ceiling, a study / third bedroom, and a cloakroom.

The lower ground floor provides two generous double bedrooms and two smartly fitted bathrooms, including an en-suite shower room to the principal bedroom. There is also access to the mature and established courtyard garden from this level, which enjoys a Westerly aspect and has been designed for ease of maintenance. From the garden, there is pedestrian access to an area of off-street parking for two vehicles, accessed via Daniels Court. No onward chain.

LOCATION

Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just under a mile away and provides frequent services to London, (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

UPPER GROUND FLOOR

- Living Room 24'6" x 14'8" (7.48m x 4.48m)
- Decked Balcony 10'6" x 7'4" (3.20m x 2.24m)
- Kitchen 10'11" x 7'5" (3.33m x 2.27m)
- Study / Bedroom 3 13'3" x 7'4" (4.04m x 2.23m)
- Cloakroom

LOWER GROUND FLOOR

- Entrance Hall
- Bedroom 1 13'9" x 12'8" (4.19m x 3.86m)

- En-Suite Shower Room 10'3" x 6'6" (3.13m x 2.00m)
- Bedroom 2 12'6" x 9'8" (3.81m x 2.94m)
- Bathroom 10'3" x 6'10" (3.13m x 2.09m)

OUTSIDE

- Garden 31' x 25' (9.45m x 7.62m)
- Parking









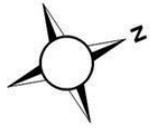
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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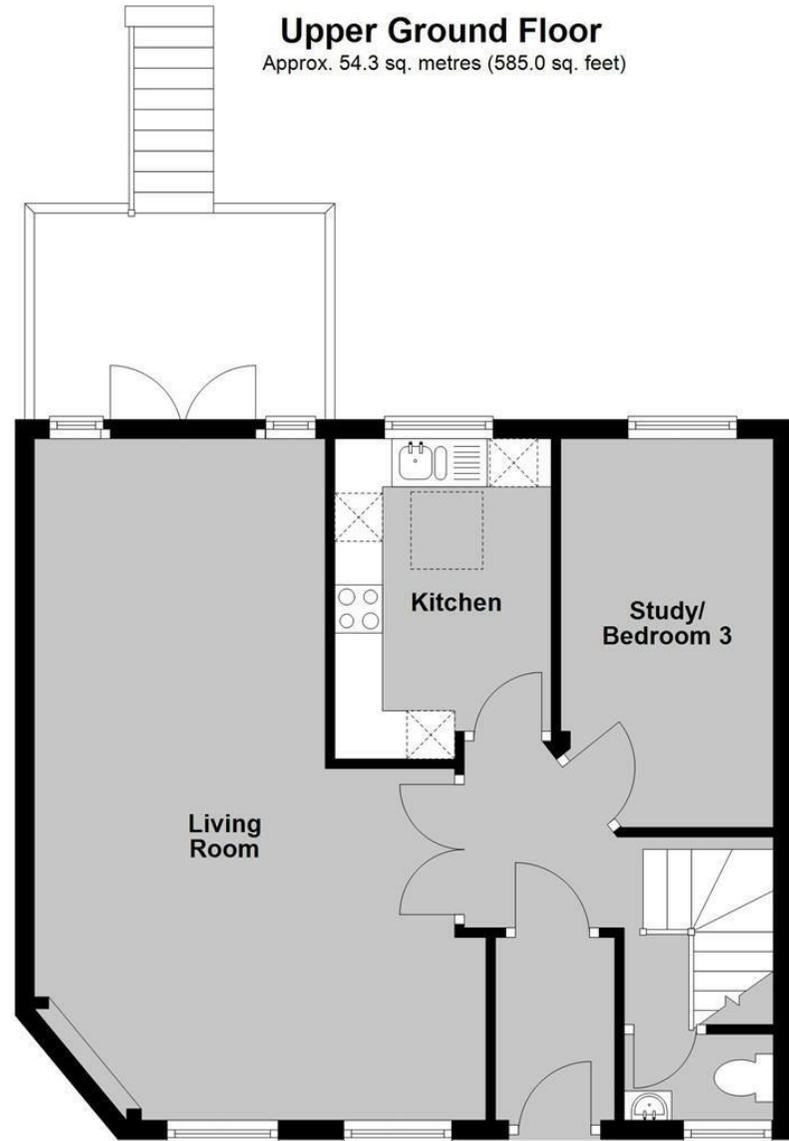
Lower Ground Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



Upper Ground Floor

Approx. 54.3 sq. metres (585.0 sq. feet)



Total area: approx. 111.7 sq. metres (1202.0 sq. feet)





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