

CHRISTOPHER HODGSON



Whitstable

£575,000 Freehold



Whitstable

1 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 1 benefits from a separate entrance hall, a large sitting room open-plan to a kitchen/dining room, a cloakroom, 4 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

- Entrance Hall 14'4" x 12' (4.37m x 3.66m)
- Sitting Room 13'7" x 11'11" (4.15m x 3.64m)
- Kitchen/Dining Room 19'0" x 15'7" (5.79m x 4.75m)
- Cloakroom 6'3" x 4'1" (1.91m x 1.24m)

FIRST FLOOR

- Bedroom 1 14'2" x 9'2" (4.33m x 2.80m)
- Dressing Room 4'9" x 3'2" (1.45m x 0.97m)
- En-Suite Shower Room 7'9" x 4'8" (2.36m x 1.42m)
- Bedroom 2 10'10" x 8'9" (3.29m x 2.67m)
- Bedroom 3 10'10" x 9'11" (3.31m x 3.02m)
- Bedroom 4 11'0" x 6'8" (3.35m x 2.03m)
- Bathroom 10'11" x 6'7" (3.33m x 2.01m)

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

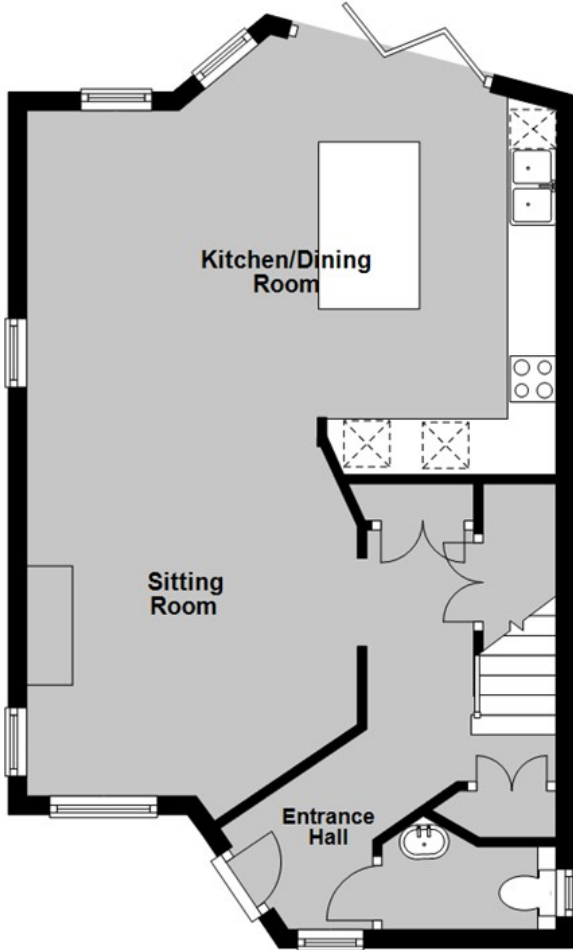
- 10-year warranty provided by Q Assure

NB

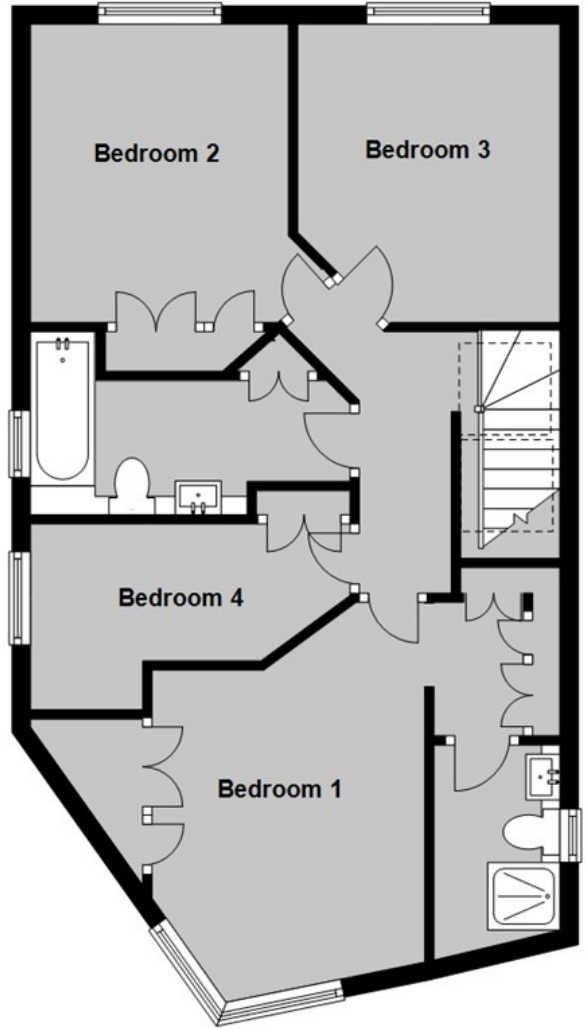
Some of the images shown are from another plot within the same development and are indicative of 'type of finish' only.



Ground Floor
Approx. 49.8 sq. metres (536.1 sq. feet)



First Floor
Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 106.7 sq. metres (1149.0 sq. feet)

Council Tax Band to be confirmed.

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 Estate 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.

Energy Efficiency Rating		Current	Target
Most energy efficient (lowest rating cost)	A		
Very good	B	75	75
Good	C		
Fair	D		
Below average	E		
Least energy efficient (highest rating cost)	F		
Very least energy efficient (highest rating cost)	G		

England & Wales
EPC Directive
2002/91/EC

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

