



CHRISTOPHER HODGSON

# Whitstable

## The Cottage, Sea Wall, Whitstable, Kent, CT5 1BX

Freehold

A charming double-fronted period cottage in an enviable beachfront position on Whitstable's coveted Sea Wall, from where it commands panoramic views across Whitstable Bay and towards the Isle of Sheppey. The house enjoys a much sought-after central position with direct beach access and is moments away from Harbour Street with it's boutique shops and individual restaurants, the bustling High Street, Whitstable harbour, and mainline railway station (0.6 miles).

The beautifully presented accommodation retains much period detail and enjoys breathtaking sea views across the bay and towards the Isle of Sheppey beyond. The ground floor is arranged to provide a sitting room, a large open plan kitchen/dining room, and a bathroom. To the first floor there are two bedrooms and a shower room.

There is also a useful attic room.

The house also benefits from a sea facing courtyard garden, providing the perfect vantage point to enjoy Whitstable's famous sunsets which come to a stunning conclusion over the Isle of Sheppey. No onward chain.

### LOCATION

Sea Wall lies in the heart of central Whitstable, a short stroll from the vibrant High Street and charming Harbour Street, which boast an array of boutique shops, restaurants and delicatessens. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable

station (0.6 miles), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Sitting Room 13'11" x 13'9" (4.25m x 4.20m)
- Kitchen 16'9" x 9'1" (5.10m x 2.76m)
- Dining Room 10'6" x 9'10" (3.20m x 3.00m )

- Bathroom

#### FIRST FLOOR

- Bedroom 1 16'9" x 9'1" (5.10m x 2.77m)
- Bedroom 2 13'9" x 11'5" (4.19m x 3.48m)
- Attic Room 10'4" x 7'5" (3.15m x 2.26m )
- Shower Room

#### OUTSIDE

- Courtyard Garden

















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

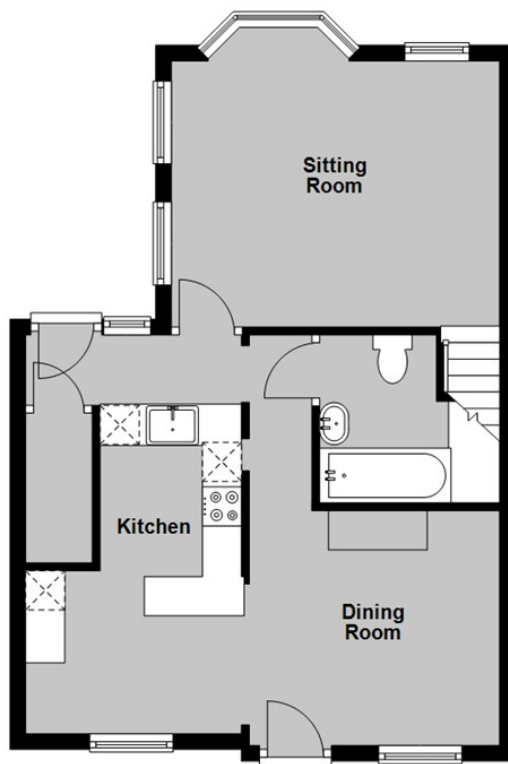
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>54</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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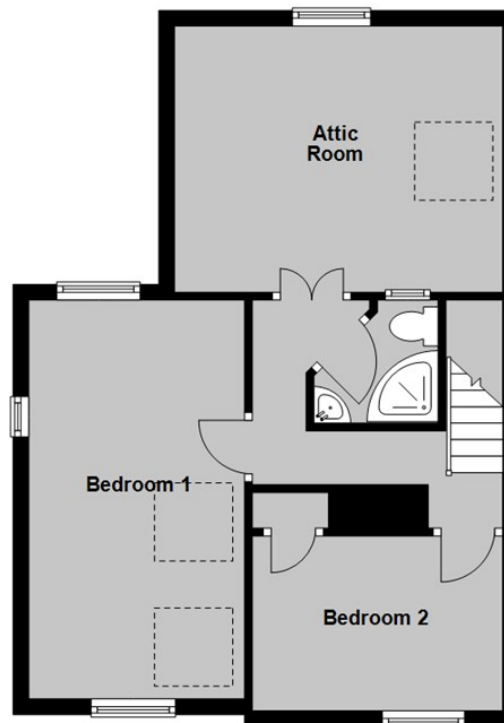
### Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



### First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 92.7 sq. metres (997.5 sq. feet)





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