

CHRISTOPHER HODGSON

Whitstable

53C Joy Lane, Whitstable, Kent, CT5 4DE

Freehold

A striking and individual contemporary family home in a prime sea-facing position on the seaward side of Joy Lane, one of Whitstable's most desirable roads. The property is within short walking distance of the beach and conveniently accessible to the town centre, highly regarded schools, bus routes and Whitstable station (1.1 miles).

Built in 2024 to a design by MEME Architects, the house combines mid-century warmth with the refined simplicity of contemporary Japanese architecture, creating a home of timeless comfort and clarity. Extending to approximately 2,449 sq ft (227 sq m), it offers bright open-plan living spaces and a high specification throughout.

The ground floor includes an entrance hall, a sleek kitchen with integrated appliances opening to a spacious dining area with sliding doors to the sea-facing garden, and a sunken living area, forming an excellent entertaining space. There is also a separate sitting room, cloakroom, and a ground floor double bedroom with en-suite shower room, ideal for guests or multi-generational living, with access to an external storage area currently used for table tennis.

To the first floor, a sea-facing sitting room opens to a balcony, while the principal bedroom suite comprises a dressing room and en-suite bathroom. Two further double bedrooms and a family bathroom complete the accommodation, with three rooms featuring mezzanine levels.

The landscaped gardens enjoy a sea-facing aspect, and a large detached outbuilding, currently a gym, offers versatility. A driveway provides off-street parking. The property also benefits from modern energy-efficient design, including an air-source heat pump providing low-carbon heating and improved running efficiency.

LOCATION
Joy Lane is regarded as one of the most highly desirable locations in Whitstable, a popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which the town has become renowned. Whitstable mainline railway station 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:

GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room 30'6" x 21'5" (9.30m x 6.53m)
- Living Area 14'7" x 9'8" (4.47m x 2.95m)
- Sitting Room 14'4" x 12'4" (4.37m x 3.76m)
- Bedroom 2 16'1" x 15'5" (4.90m x 4.70m)
- En-Suite Shower Room
- External Storage Area 11'4" x 16'9" (3.46m x 5.10m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'0" x 11'10" (3.66m x 3.61m)
- Dressing Room 12'0" x 8'8" (3.66m x 2.64m)
- En-Suite Bathroom
- Sitting Room 11'2" x 11'2" (3.40m x 3.40m)
- Balcony 18'8" x 8'7" (5.69m x 2.62m)
- Bedroom 3 12'0" x 9'9" (3.66m x 2.97m)
- Bedroom 4 12'0" x 8'11" (3.66m x 2.72m)
- Bathroom

SECOND FLOOR

- Bedroom 4 Mezzanine 10'9" x 9'7" (3.28m x 2.92m)
- Bedroom 3 Mezzanine 9'1" x 8'7" (2.77m x 2.62m)
- Sitting Room Mezzanine 8'2" 6'7" (2.49m 2.01m)

OUTSIDE

- Garden
- Gym 28'3" x 12' (8.61m x 3.66m)













































Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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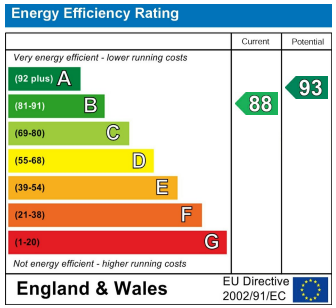
ENERGY PERFORMANCE CERTIFICATE



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Ground Floor

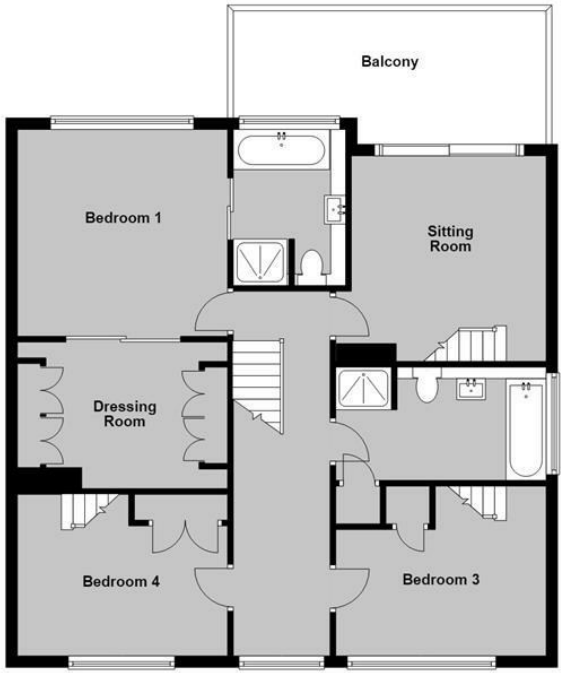
Main area: approx. 113.8 sq. metres (1225.5 sq. feet)
Plus outbuildings, approx. 31.4 sq. metres (338.2 sq. feet)
(excluding External Storage Area)



Main area: Approx. 227.6 sq. metres (2449.4 sq. feet)
Plus outbuildings, approx. 31.4 sq. metres (338.2 sq. feet)

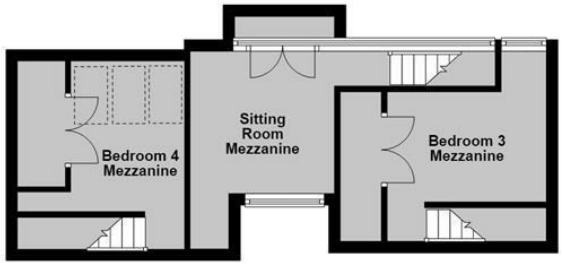
First Floor

Approx. 83.7 sq. metres (901.0 sq. feet)
(excluding Balcony)



Second Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



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