

CHRISTOPHER HODGSON



Whitstable

£640,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

73 Island Wall, Whitstable, Kent, CT5 1EL

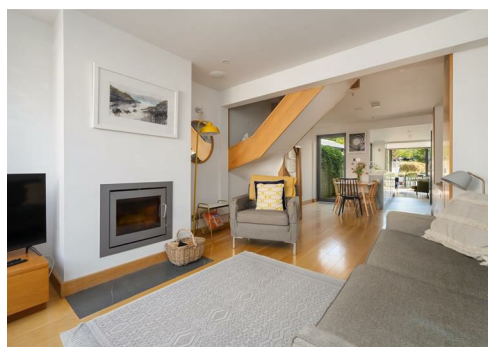
A beautifully presented period house occupying an enviable position on Whitstable's prized Island Wall, moments from the beach and within a pleasant stroll of the bustling town centre, working harbour, highly regarded restaurants and mainline railway station.

The property has been the subject of significant extension and remodelling, creating bright and spacious accommodation finished to an exceptional specification throughout. Features include underfloor heating, integrated sound and mood lighting systems, bespoke joinery and cabinetry, and remotely operated blinds.

The accommodation is arranged on the ground floor to provide a sitting room with wood burning stove, a dining room opening to a contemporary kitchen/breakfast room

with Corian work surfaces and integrated appliances, and casement doors opening to the garden. To the upper floors are three bedrooms and a stylish family bathroom.

Outside, the thoughtfully landscaped south-easterly facing garden extends to approximately 59ft (18m) and incorporates a generous decked terrace together with a smaller herringbone brick seating area positioned in front of a luxury timber-framed garden shed. A secure garden store provides excellent storage for bicycles and outdoor equipment. No onward chain.



LOCATION

Island Wall is one of Whitstable's most sought-after coastal locations, situated moments from the beach and within easy walking distance of the town centre, working harbour, highly regarded restaurants, independent shops and mainline railway station. Whitstable is a fashionable town by the sea renowned for its working harbour, watersports facilities and thriving food scene. The station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Sitting Room 11'3" x 10'8" (3.43m x 3.25m)

- Dining Room 13'6" x 11'3" (4.11m x 3.42m)
- Kitchen 11'8" x 7'0" (3.55m x 2.13m)
- Breakfast Room 13'5" x 9'7" (4.10m x 2.91m)

FIRST FLOOR

- Bedroom 1 11'3" x 10'8" (3.43m x 3.25m)
- Bedroom 2 14'0" x 11'3" (4.26m x 3.42m)
- Bathroom 11'8" x 7' (3.56m x 2.13m)

SECOND FLOOR

- Bedroom 3 8'3" x 7'11" (2.51m x 2.41m)

OUTSIDE

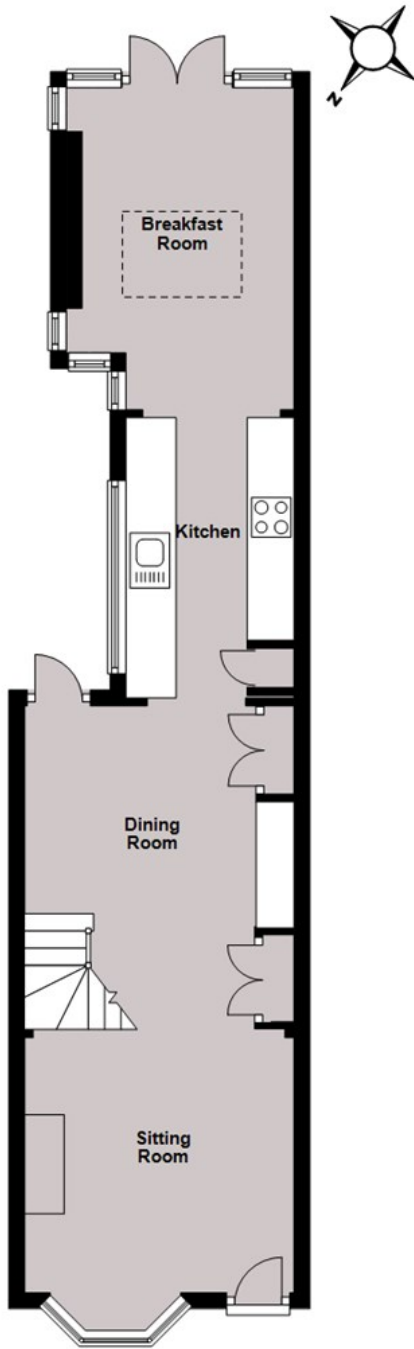
- Garden 59' x 10' (17.98m x 3.05m)
- Garden Shed
- Storage Shed



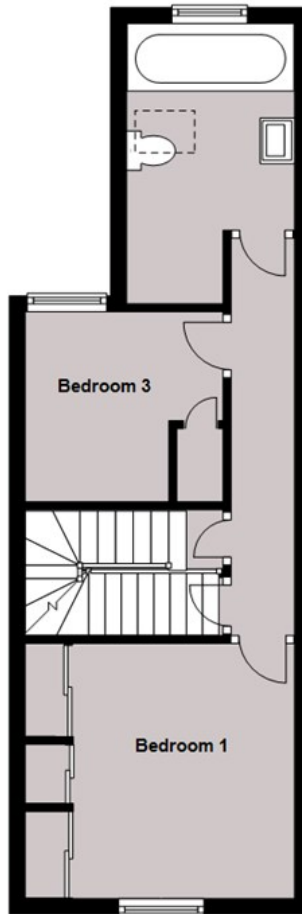
Specification

- Under floor heating throughout
- American light oak flooring, bespoke joinery including feature staircases with glass balustrades
- Wood burning stove
- Large skylights to loft room and bathroom
- Electronic mood lighting system throughout the house and garden.
- Recessed low voltage down lighters
- Integrated sprinkler system and smoke alarm
- Wiring for digital music system and multi-room TV
- Remote controlled electric 'Silent' Gliss blinds to ground floor (front & rear)
- 'Silent Gliss' roller blinds to all other areas
- Bespoke cabinetry to ground floor, providing ample storage

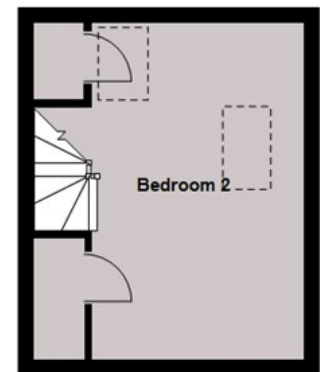
Ground Floor



First Floor



Second Floor



Total area: approx. 92.6 sq. metres (997.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A++		
Energy efficient	A+		
Decent	A		
Below average	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient (higher running costs)			
England & Wales		Current	Potential
		63	68

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