

CHRISTOPHER HODGSON



Whitstable
£625,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

3 The Vines Island Wall, Whitstable, Kent, CT5 1BA

An opportunity to acquire a beautifully presented townhouse situated in an enviable position on Whitstable's highly prized Island Wall, from where it enjoys direct sea views. The Vines is located moments from the beach and within a short stroll of Whitstable's bustling High Street, boutique shops, cafés, eateries, and restaurants for which the town has become renowned.

The accommodation is tastefully decorated in smart contemporary style throughout, and is arranged over three floors to provide an entrance hall, a kitchen/dining room which opens to an attractive rear courtyard garden, a dining room which could be used as a fourth bedroom or study, and a cloakroom. The first floor comprises a sitting

room opening to a balcony with uninterrupted views of the sea, a double bedroom and a smartly fitted bathroom. To the second floor there are two further double bedrooms and a shower room.

The property benefits from an allocated parking space accessed via Neptune Gap. 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 over 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:

GROUND FLOOR

- Entrance Hall
- Dining Room/Bedroom 4 9'6" x 9'1" (2.90m x 2.77m)

- Kitchen/Breakfast Room 13'3" x 12'6" (4.04m x 3.81m)

- Cloakroom 5'1" x 2'10" (1.55m x 0.86m)

FIRST FLOOR

- Sitting Room 13'4" x 9'5" (4.06m x 2.87m)
- Bedroom 1 8'4" x 9' (2.54m x 2.74m)
- Bathroom 12'4" x 4'6" (3.76m x 1.37m)

SECOND FLOOR

- Bedroom 2 13'3" x 7'9" (4.04m x 2.36m)
- Bedroom 3 13'2" x 9'6" (4.01m x 2.90m)
- Shower Room 6'10" x 3'3" (2.08m x 0.99m)

OUTSIDE

- Courtyard Garden 16' x 12' (4.88m x 3.66m)
 - Parking
- Allocated parking space accessed via Neptune Gap.

Video Tour

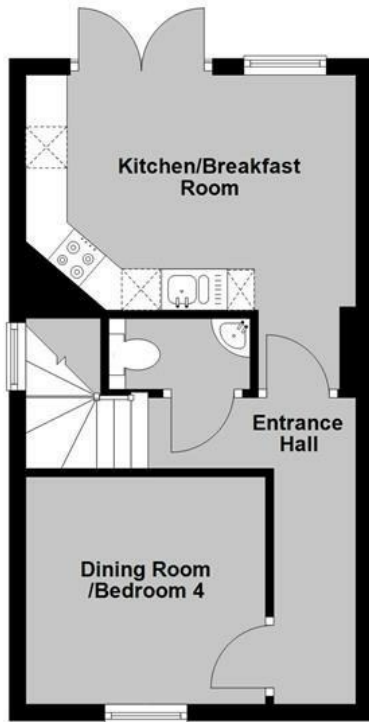
Please view the video tour for this property, and contact us to discuss arranging a viewing.





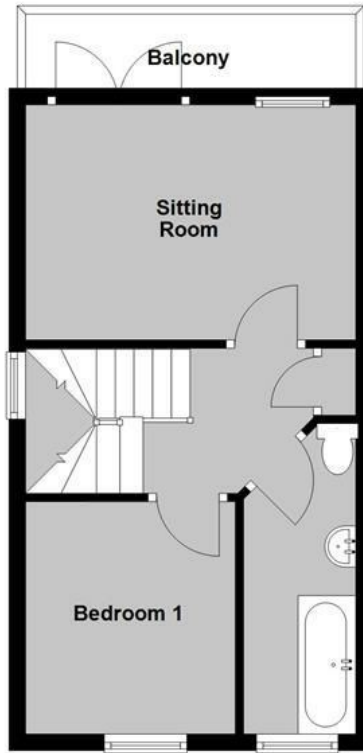
Ground Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



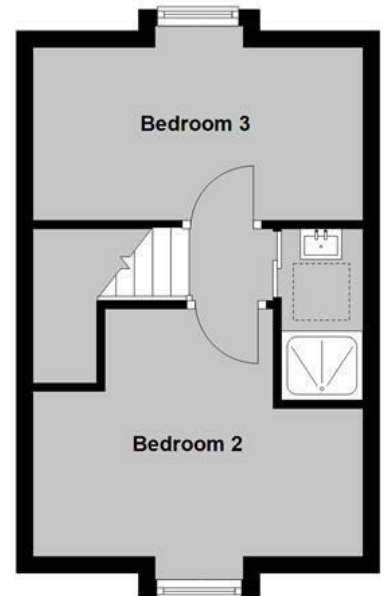
First Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



Second Floor

Approx. 25.9 sq. metres (278.5 sq. feet)



Total area: approx. 86.9 sq. metres (935.3 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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Energy Efficiency Rating		Current	Potential
Very Energy Efficient	A+		
Energy Efficient	A		
Decent	B		
Below Average	C		
Below Average	D		
Below Average	E		
Below Average	F		
Below Average	G		
Very Energy Inefficient	H		
Energy Efficiency Rating		63	63
England & Wales			

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