Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Whitstable

**£650,000** Freehold

...for Coastal, Country & City living.

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# Whitstable

## 73 Island Wall, Whitstable, Kent, CT5 1EL

Situated in an enviable location on Whitstable's prized Island Wall, moments from the sea and a pleasant stroll from the bustling town centre, this stunning period house has been the subject of significant extension and remodelling.
The result is exceptional; the classic facade conceals a bright and spacious contemporary interior with meticulous attention having been paid to every detail and a high specification finish throughout whicgh includes underfloor heating, integrated sound and mood lighting systems, bespoke joinery and cabinetry and remotely operated blinds.

The beautifully presented accommodation is arranged on the ground floor to provide a sitting room with wood burning stove, a dining area opening to a contemporary kitchen/breakfast room with Corian work surfaces and integrated appliances, and casement doors opening to the garden.
A bespoke staircase rises through the first floor and second floors, which comprise three bedrooms and a stylish family bathroom.

Outside, the thoughtfully landscaped garden enjoys a South Easterly aspect and is ideal for entertaining.
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 are:

**GROUND FLOOR**

- **Sitting Room**
  11'3" x 10'8" (3.43m x 3.25m)
  at maximum points.

- **Dining Room**
  13'6" x 11'3" (4.11m x 3.42m)
  at maximum points.

- **Breakfast Room**
  13'5" x 9'7" (4.10m x 2.91m)
  at maximum points.

- **Kitchen**
  11'8" x 7'0" (3.55m x 2.13m)
  at maximum points.

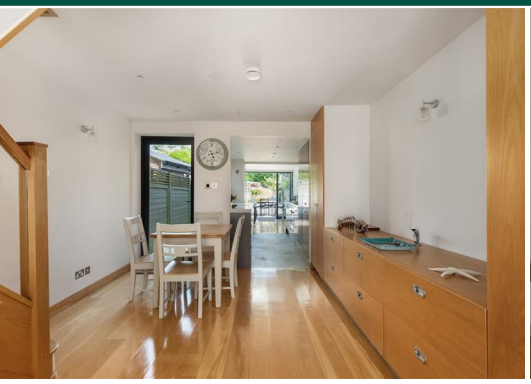
**FIRST FLOOR**

- **Bedroom 1**
  11'3" x 10'8" (3.43m x 3.25m)
  at maximum points.

- **Bedroom 2**
  14'0" x 11'3" (4.26m x 3.42m)
  at maximum points.

- **Bedroom 3**
  8'3" x 7'11" (2.51m x 2.41m)
  at maximum points.

- **Bathroom**
  11'8" x 7' (3.56m x 2.13m)
  at maximum points.



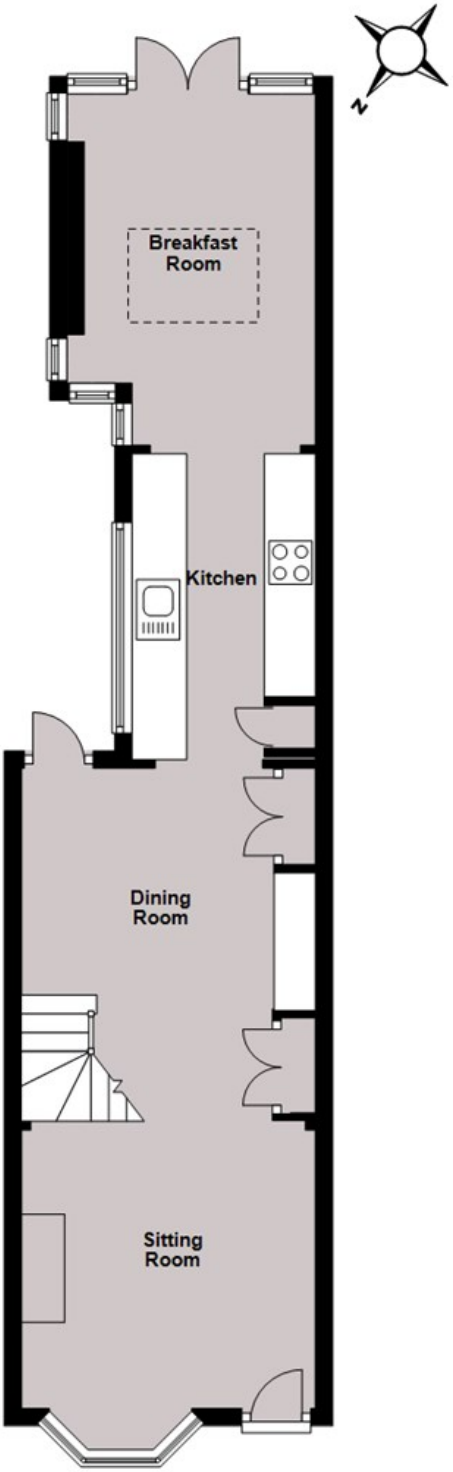
**OUTSIDE**

**• Garden**
59' x 10' (17.98m x 3.05m)
at maximum points.

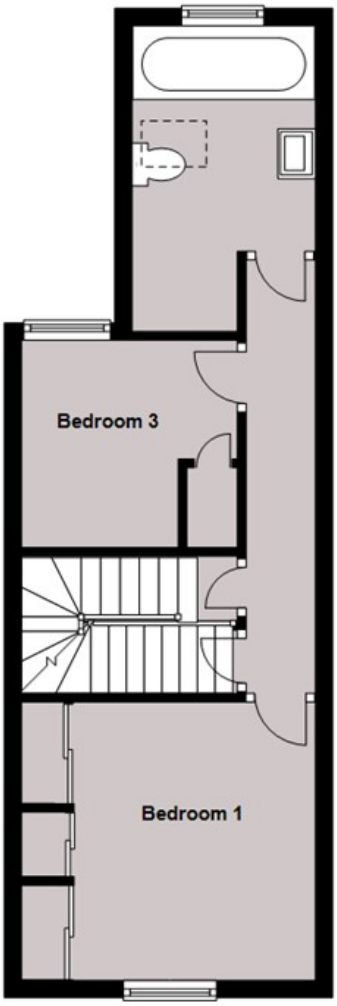
**Specification**
- Under floor heating throughout
- American light oak flooring, bespoke joinery including feature staircases with glass balustrades
- Wood burning stove
- Large skylights to loft room and bathroom
- Electronic mood lighting system throughout the house and garden.
- Recessed low voltage 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

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

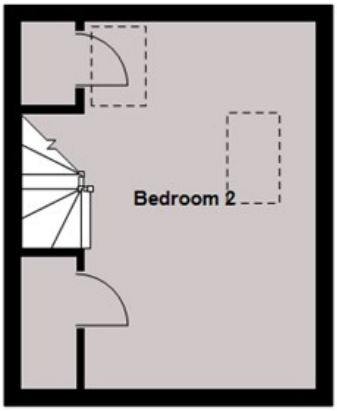
## Ground Floor




## First Floor



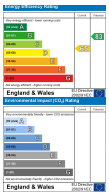

## Second Floor




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 2023/2024 is £1,864.53.

*Viewing:* STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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