



CHRISTOPHER HODGSON

# Whitstable

## *Copeland House, 4 Island Wall, Whitstable, Kent, CT5 1EP*

Freehold

Copeland House is an elegant period property situated in a prime location on Island Wall, within moments of the beach and a short stroll from the bustling High Street. Whitstable station is within short walking distance (0.7 miles).

The generous accommodation is arranged over three floors to provide an inviting entrance hall, a first-floor sitting room with views of the sea, a dining room, kitchen, utility room, five bedrooms (three with en-suite shower rooms) and three further shower rooms.

The enchanting courtyard garden is enclosed by mature shrubs and other plants, affording a good level of privacy. There is a gate to the rear opening to an alleyway leading directly to the beach.

Planning permission has been granted under reference CA/20/02299 for a two-storey rear extension including accommodation within the roof space, together with a first-floor sea-facing balcony and external staircase. The planning permission has been implemented and will not expire, as footings for the proposed extension have been constructed and inspected by Building Control.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; [www.canterbury.gov.uk/planning](http://www.canterbury.gov.uk/planning). 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 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 independent boutique shops, cafe bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London, (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 21'9" x 8'2" (6.63m x 2.49m)
- Dining Room 17'1" x 12'2" (5.21m x 3.71m)
- Kitchen 9'8" x 9'6" (2.95m x 2.90m)
- Utility Room 8'0" x 7'1" (2.44m x 2.16m)
- Snug/Bedroom 5 13'10" x 9'10" (4.22m x 3.00m)
- Bedroom 1 14'9" x 11'1" (4.50m x 3.38m)
- En-Suite Shower Room
- Shower Room 10'2" x 4'5" (3.10m x 1.35m)

#### FIRST FLOOR

- Sitting Room 17'5" x 12'11" (5.33m x 3.94m)
- Bedroom 2 12'11" x 11'1" (3.94m x 3.38m)
- Bedroom 3 9'10" x 9'6" (3.00m x 2.90m)
- En-Suite Shower Room
- Shower Room

- Shower Room

#### SECOND FLOOR

- Bedroom 4 12'0" x 9'3" (3.66m x 2.82m)
- En-Suite Shower Room

#### OUTSIDE

- Rear Garden 46' x 46' (14.02m x 14.02m)









**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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**ENERGY PERFORMANCE CERTIFICATE**

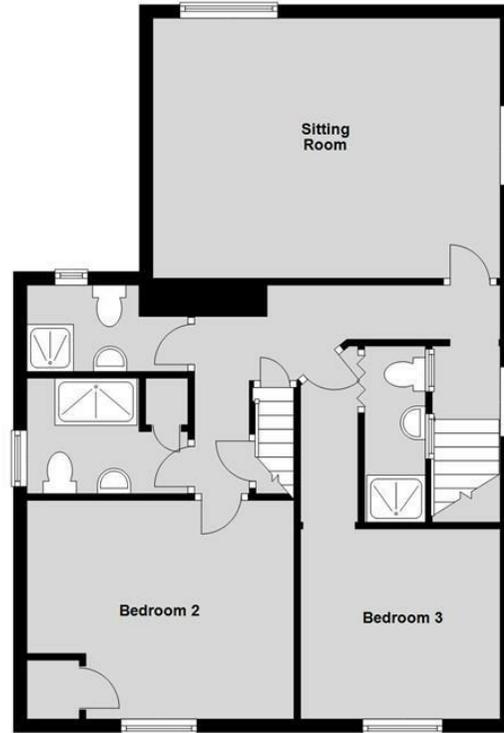
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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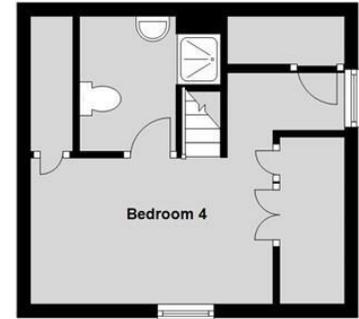
**Ground Floor**  
Approx. 82.3 sq. metres (886.4 sq. feet)



**First Floor**  
Approx. 65.6 sq. metres (706.0 sq. feet)



**Second Floor**  
Approx. 20.2 sq. metres (217.8 sq. feet)



Total area: approx. 168.2 sq. metres (1810.2 sq. feet)





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