



CHRISTOPHER HODGSON

Whitstable

Provender House, Island Wall, Whitstable, Kent, CT5 1EE

Freehold

A remarkable contemporary home perfectly situated on Whitstable's prized Island Wall and commanding far reaching views across the golf course. The house is moments from the beach, and a short stroll from the boutique shops and fashionable restaurants of central Whitstable.

Provender House features an abundance of glazing, allowing a high volume of natural light to flood the largely open-plan living spaces. The accommodation extends to 3756 sq ft (349 sq m) and is arranged over three floors to provide an entrance hall, sitting room open-plan to a kitchen/dining room with decked balcony, a gym/fifth bedroom, a study, utility room, four double bedrooms, five en-suite bathrooms, a

dressng room to the principal bedroom, and a cloakroom. Magnificent views across Whitstable and towards the sea can be enjoyed from the roof terrace. The property is also serviced by a lift to all floors.

The landscaped gardens flow effortlessly with the internal accommodation, creating the ideal space in which to entertain. An integral double garage and driveway provide off-street parking for a number of vehicles. Remainder of 10 year warranty provided by NHBC.

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
- Study 12'6" x 10' (3.81m x 3.05m)
- Gym / Bedroom 5 10'11" x 10'1" (3.33m x 3.07m)
- En-Suite Shower Room
- Utility Room 12'5" x 19'9" (3.78m x 6.02m)
- Cloakroom

FIRST FLOOR

- Sitting Room 35'6" x 13'3" (10.82m x 4.04m)
- Balcony
- Kitchen/Dining Room 39'2" x 24' (11.94m x 7.32m)
- Terrace
- Balcony

SECOND FLOOR

- Bedroom 1 22'6" x 13'5" (6.86m x 4.09m)
- Dressing Room
- En-Suite Shower Room
- Bedroom 2 17'9" x 10'1" (5.41m x 3.07m)
- En-Suite Shower Room
- Bedroom 3 17'5" x 10' (5.31m x 3.05m)
- En-Suite Shower Room

- Bedroom 4

- En-Suite Bathroom

OUTSIDE

- Garden 80'9" x 21'9" (24.61m x 6.63m)
- Double Garage 23'4" x 19'1" (7.11m x 5.82m)





SPECIFICATION

General:-

- Passenger lift serving all floors
- Grade A energy efficiency rating
- Velfac aluminium triple-glazed windows and external doors
- 'Continental' underfloor heating throughout with smart heating control
- Worcester Bosch gas fired boiler with high performance cylinder and pressurised system
- Feature gas stove to sitting room (HETAS certified)
- Photovoltaic solar panels
- Sensor lighting throughout
- Water softener
- Remote control feature rooflight leading to roof terrace
- Remote control solar powered Velux windows
- Engineered oak flooring
- Luxury carpets to all bedrooms
- Fitted wardrobes to all bedrooms

- Lighting system to first floor living spaces and external lighting is both switch and voice controlled
- Built-in audio speakers to kitchen / living rooms, voice controlled by Amazon Alexa
- Powered blinds to the vaulted skylights in the living/dining room and principal bedroom
- Data cabling throughout
- 3-phase power supply

Security:-

- Alarm system
- Full CCTV camera installation with 24 hour recording
- Remotely operated entrance gates to development, with intercom

External:-

- Split-faced stone blockwork by 'Forticrete'
- Charred timber cladding by 'Kebony'
- Spanish slate roof tiles

- Resin-bound driveway
- Composite decking to external balconies and garden
- Composite decking area to roof terrace
- Sedum living green roof area to roof terrace
- Landscaped gardens
- External lighting and power sockets
- External water taps x 2
- Remotely operated garage door

Warranty

- Remainder of 10 year warranty provided by NHBC













Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

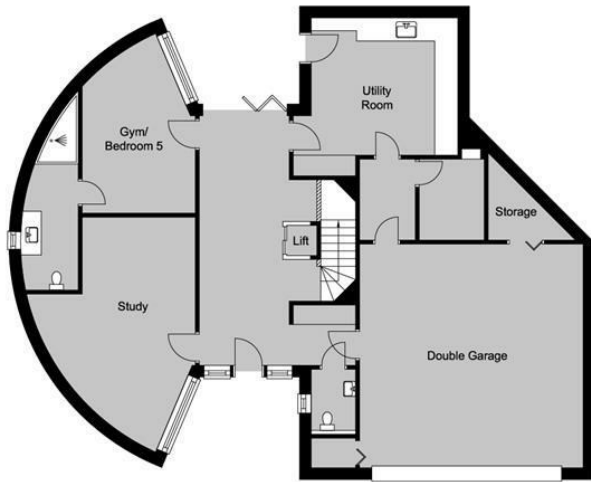
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	99
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

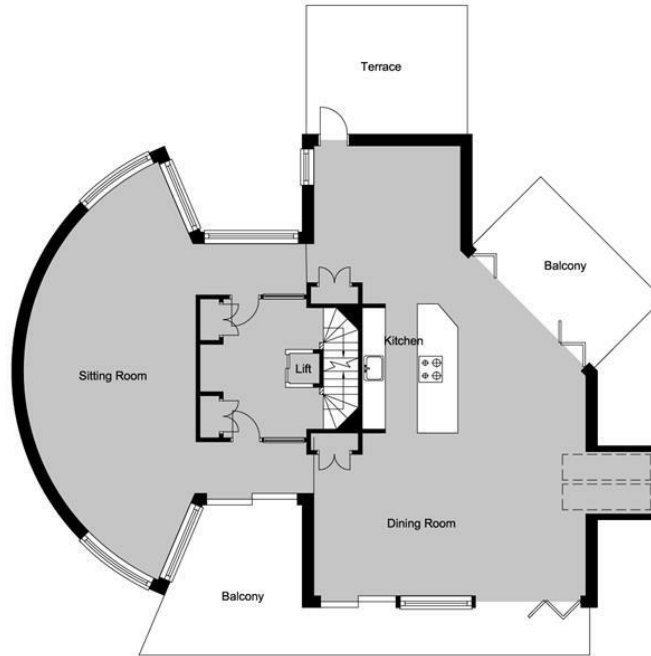
Ground Floor

Main area: approx. 88.3 sq. metres (950.4 sq. feet)
Plus garage, approx. 33.4 sq. metres (359.5 sq. feet)



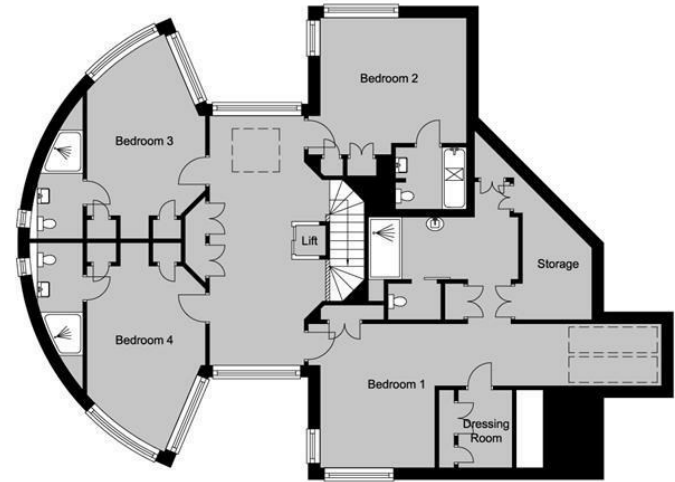
First Floor

Main area: approx. 125.9 sq. metres (1355.1 sq. feet)



Second Floor

Main area: approx. 134.8 sq. metres (1450.9 sq. feet)



Main area: Approx. 349.0 sq. metres (3756.6 sq. feet)

Plus Garage: Approx. 33.4 sq. metres (359.5 sq. feet)





95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe