

CHRISTOPHER HODGSON

Whitstable

77 Joy Lane, Whitstable, Kent, CT5 4DE

Freehold

A substantial contemporary home enjoying an exclusive location from where it commands panoramic views across Whitstable Bay and towards the Isle of Sheppey.

This superb property overlooks Seasalter Beach, from where a short and pleasant stroll will take you to the bustling heart of this vibrant fishing town with it's boutique shops, highly regarded restaurants and working harbour.

Finished to an exceptional standard, the house spans four floors with accommodation in excess of 4500 sq ft (420 sq m) and takes full advantage of the breathtaking, far-reaching sea views.

Set back from the road behind a private gated driveway, the property is located within an exclusive development of only four exclusive homes. A large driveway and detached double garage provide ample parking for numerous vehicles. A striking bridged walkway, designed to maximize natural light on the lower level, leads to the main entrance on the upper ground floor. This level comprises three well-proportioned double bedrooms, each offering direct access to a generous balcony with panoramic sea views. The bedrooms to this floor are served by two stylish bathrooms, including an en-suite shower room.

A staircase leads to the principal bedroom, which occupies the entire fourth floor. Designed to make the most of the spectacular views, this impressive suite features floor-to-ceiling doors opening to a secluded private balcony. A spacious walk-in wardrobe and a luxurious en-suite bathroom, complete with a freestanding bath and a walk-in shower, add to its appeal.

The main living area is situated on the ground floor. The contemporary kitchen-dining room boasts premium integrated appliances, sleek glass-fronted cabinetry, and a striking island unit that doubles as a breakfast bar. Two sets of sliding doors lead onto a large, raised terrace overlooking the beach, creating a seamless connection to the outdoors. The adjacent reception room also enjoys uninterrupted sea views and access to the same terrace

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The expansive lower ground floor offers exceptional versatility, designed as a space for family living and entertaining. It features a second fully fitted kitchen, ideal for alfresco dining, alongside an open-plan layout that accommodates a variety of uses, including a secondary lounge, dining area, or children's playroom. A dedicated cinema room and a well-equipped utility room complete this level.
The beautifully landscaped rear garden is accessed through three sets of sliding doors from the lower ground floor. Thoughtfully designed to blend indoor and outdoor living, it features a spacious decked area for summer dining, complemented by a mix of lawn and shingle, all framed by breathtaking coastal views.

LOCATION
Joy Lane is one of the most favoured locations in Whitstable, a charming and fashionable town by the sea which boasts a varied array of delicatessens, popular public houses, highly regarded restaurants and boutique shops. The town also enjoys a variety of educational and leisure amenities including sailing, watersports and bird watching, as well as the working harbour for which the town has become renowned. Whitstable mainline railway station provides frequent services to London (Victoria) approximately 87 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

- Kitchen 25'7" x 15'1" (7.80m x 4.60m)
- Sitting Room 25'3" x 14'9" (7.70m x 4.50m)
- Terrace

FIRST FLOOR

- Bedroom 2 14'9" x 14'7" (4.50m x 4.46m)
- Bedroom 3 13'9" x 9'10" (4.20m x 3.00m)
- En-Suite Shower Room
- Bedroom 4 / Study 11'1" x 9'6" (3.40m x 2.90m)
- Bathroom

SECOND FLOOR

- Bedroom 1 26'2" x 15'8" (8.00m x 4.80m)
- Balcony
- En-Suite Bathroom

LOWER GROUND FLOOR

- Kitchen / Living Room 38'8" x 23'3" (11.80m x 7.10m)
- Utility 24'7" x 13'5" (7.50m x 4.10m)
- Cloakroom
- Cinema / Playroom 24'7" x 14'9" (7.50m x 4.50m)
- Store 11'9" x 8'2" (3.60m x 2.50m)
- Store 11'5" x 6'2" (3.50m x 1.90m)

OUTSIDE

- Garden 59'4" x 47'5" (18.08m x 14.45m)




Dior
60 Years of Style





































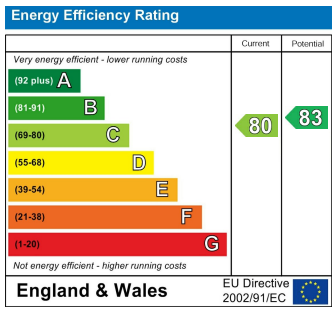




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Main area: Approx. 420.0 sq. metres (4520.8 sq. feet)

Including Garage

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