CHRISTOPHER HODGSON









Whitstable

£515,000 Leasehold - Share of Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

1 Saltway Court, West Cliff, Whitstable, Kent, CT5 1SZ

A superb modern duplex apartment forming part of an exclusive development on one of Whitstable's most desirable roads, in an elevated position from where it commands far-reaching views across Whitstable golf course and the sea. The apartment is within a short stroll of the beach, the vibrant High Street, working harbour and railway station (0.6 miles).

The generously proportioned accommodation comprises an entrance hall, open plan kitchen/living room with doors opening on to the garden and the recently renewed decked seating area, a bedroom/study and a shower room. The first floor comprises two impressive bedrooms, both of which have fantastic views over the golf course and the sea. The principal bedroom benefits from a well appointed en-suite bathroom and there is a en-suite shower room to the second bedroom. The kitchen, bathroom and shower rooms have all been recently renewed.

The rear garden extends to 78ft (23m) in depth and enjoys a Southerly aspect with trees providing shade over the patio to the rear of the garden, incorporating a storage shed and a pedestrian gate. The property benefits from a car port providing allocated parking for one vehicle in a secure gated courtyard, accessed via electronically operated gates from West Cliff.







LOCATION
West Cliff is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Communal Entrance 7'4" x 4'4" (2.24m x 1.32m)
- Entrance Hall 16'8" x 8'10" (5.08m x 2.69m)
- Sitting/Dining Room 20'9" x 10'10" (6.32m x 3.30m)
- Kitchen 15'5" x 11'2" (4.70m x 3.40m)
- Bedroom 3/Study 12'0" x 6'9" (3.66m x 2.06m)
- Shower Room 7'10" x 6'4" (2.39m x 1.93m)

FIRST FLOOR

- Bedroom 1 14'8" x 12'1" (4.48m x 3.68m)
- En-Suite Bathroom 7'2" x 6'5" (2.18m x 1.96m)
- Bedroom 2 9'7" x 9'2" (2.92m x 2.80m)
- En-Suite Shower Room 9'7" x 3'1" (2.92m x 0.94m)

Share of Freehold
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

Service / Maintenance Charge
£4,721.99 per annum including buildings insurance (subject to confirmation from vendor's solicitor).











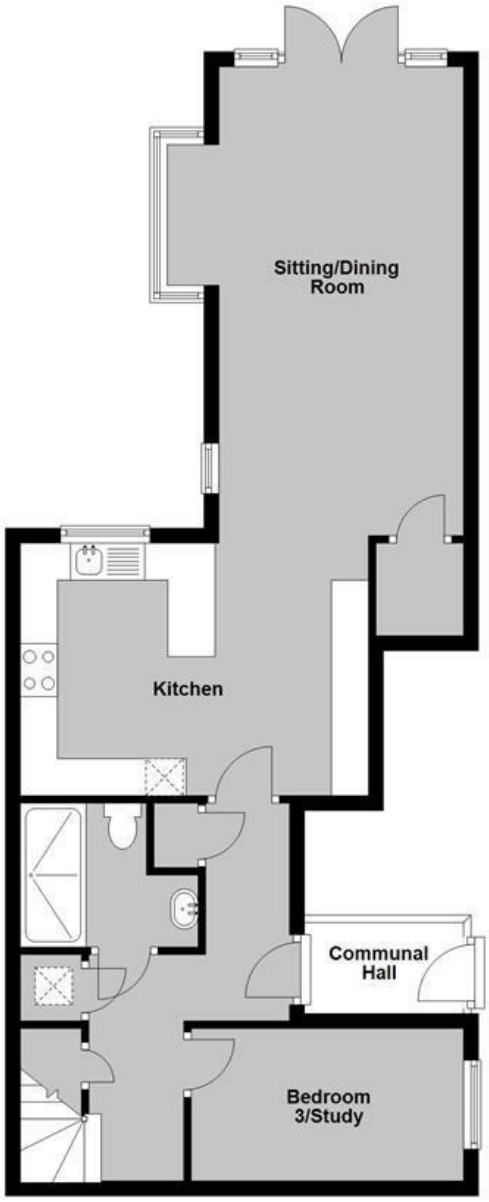
Lease
The property is being sold with the remainder of a 199 year lease from 1st January 2002 (subject to confirmation from vendor's solicitor).

OUTSIDE

• Garden 78' x 20' (23.77m x 6.10m)

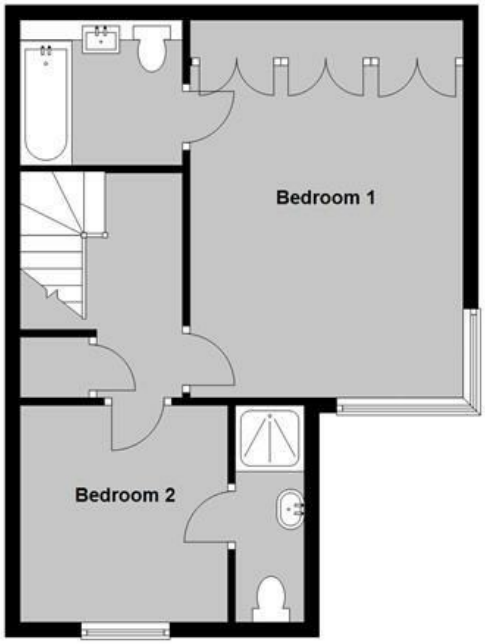
Ground Floor

Approx. 63.1 sq. metres (678.7 sq. feet)
(excluding Communal Hall)



First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 105.0 sq. metres (1130.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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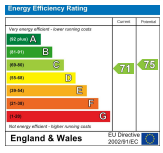

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