



CHRISTOPHER HODGSON

Whitstable

41 Joy Lane, Whitstable, Kent, CT5 4LT

Freehold

A substantial and significantly extended double-fronted family home occupying an exceptional plot and enviably positioned on the seaward side of Joy Lane, one of Whitstable's most coveted roads. The house is ideally situated less than 500 metres from the beach and within walking distance of Whitstable's bustling high street with its array of boutique shops and highly regarded restaurants. Whitstable station is approximately 1.1 miles distant.

The spacious and versatile accommodation extends to circa 2,459 sq ft (228 sq m). The ground floor comprises an entrance porch and hall, three generous reception rooms, a contemporary kitchen/breakfast room overlooking the garden, a utility room, a cloakroom, a double bedroom and an en-suite shower room.

To the first floor there are four double bedrooms and two bathrooms, including an en-suite shower room and dressing room to the principal bedroom. The rear-facing bedrooms enjoy views towards the sea. There is considerable scope for further extension and remodelling if required, subject to all necessary consents and approvals being obtained.

The beautifully maintained gardens are a particularly attractive feature of the property and extend to approximately 256 ft (78 m). A block-paved driveway to the front provides ample off-street parking.

LOCATION

Joy Lane is regarded as one of the most highly desirable locations in Whitstable, a popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which the town has become renowned. Whitstable mainline railway station 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall

- Kitchen/Breakfast Room 15'4" x 11'1" (4.67m x 3.38m)
- Sitting Room 20'7" x 14'6" (6.28m x 4.43m)
- Reception Room 14'11" x 12'8" (4.55m x 3.87m)
- Dining Room 14'0" x 12'8" (4.27m x 3.87m)
- Bedroom 2 12'6" x 12'6" (3.82m x 3.80m)
- En-Suite Shower Room
- Utility Room 10'6" x 9'3" (3.20m x 2.83m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 22'4" x 12'7" (6.80m x 3.83m)
- Dressing Room 8'5" x 7'10" (2.57m x 2.40m)
- En-Suite Shower Room
- Bedroom 3 16'4" x 12'6" (4.98m x 3.80m)

- Bedroom 4 12'9" x 12'6" (3.88m x 3.80m)
- Bedroom 5 11'4" x 9'6" (3.45m x 2.90m)
- Bathroom

OUTSIDE

- Garden 256' x 50' (78.03m x 15.24m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

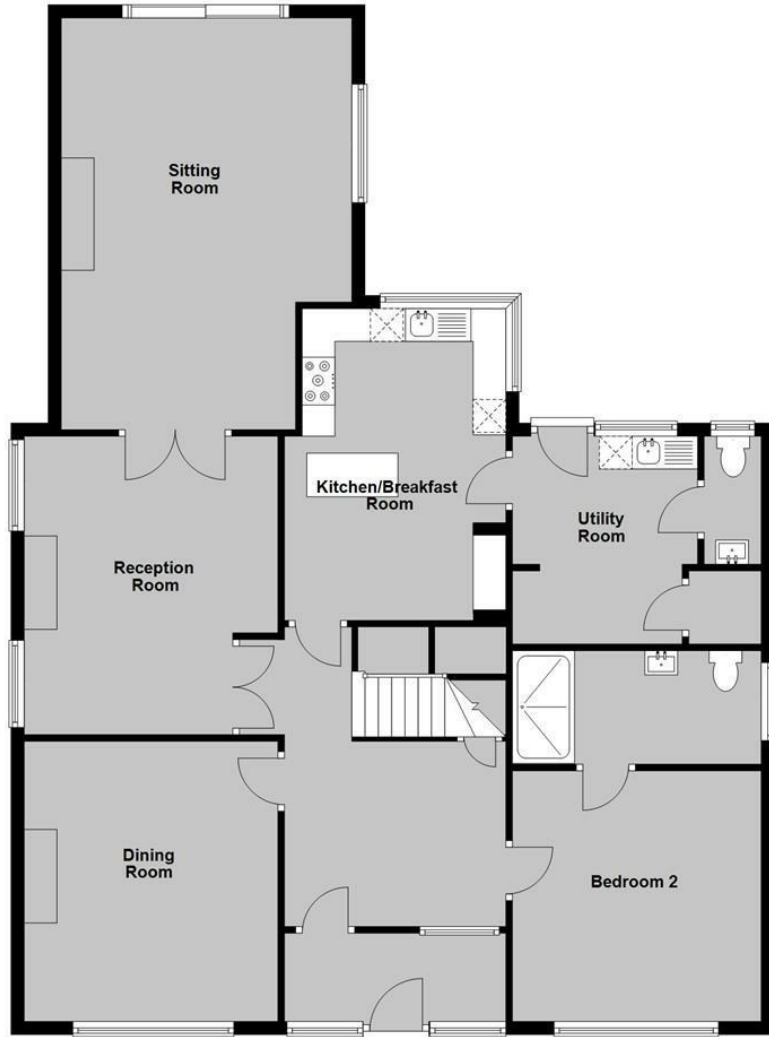
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor
Approx. 133.2 sq. metres (1433.3 sq. feet)



First Floor
Approx. 95.3 sq. metres (1025.9 sq. feet)



Total area: approx. 228.5 sq. metres (2459.3 sq. feet)





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