

CHRISTOPHER HODGSON



Whitstable

£515,000 Leasehold - Share of Freehold



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

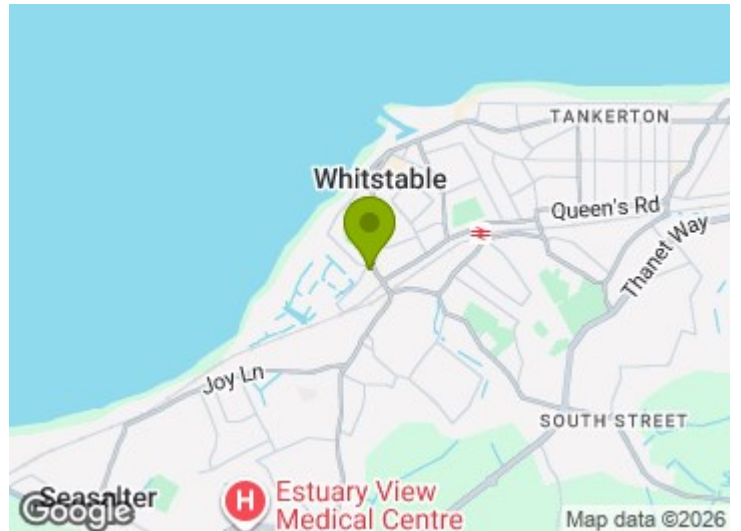
- Bedroom 1 14'8" x 12'1" (4.48m x 3.68m)
- En-Suite Bathroom 7'2" x 6'5" (2.18m x 1.96m)
- Bedroom 2 9'7" x 9'2" (2.92m x 2.80m)
- En-Suite Shower Room 9'7" x 3'1" (2.92m x 0.94m)

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).

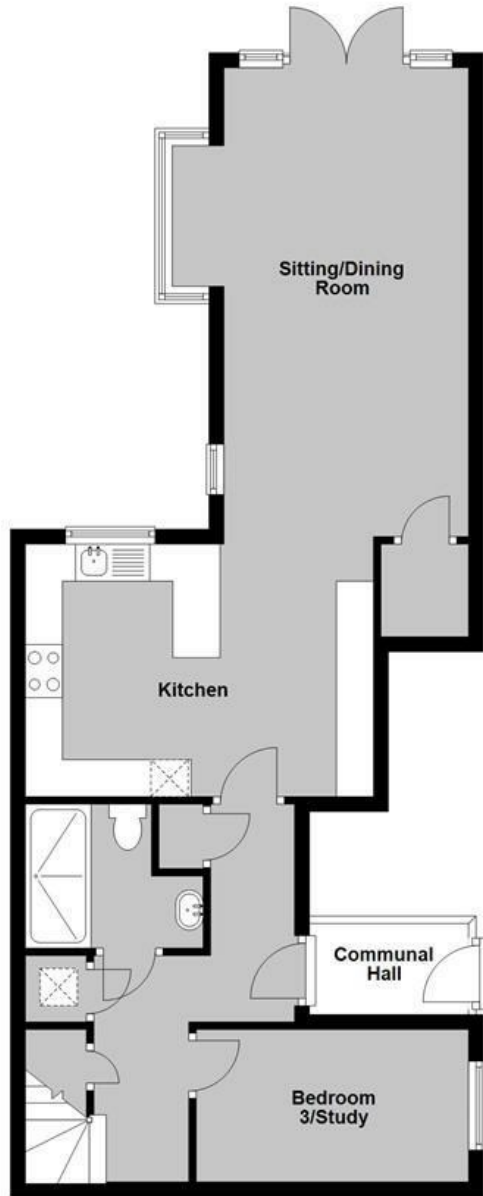
OUTSIDE

- Garden 78' x 20' (23.77m x 6.10m)



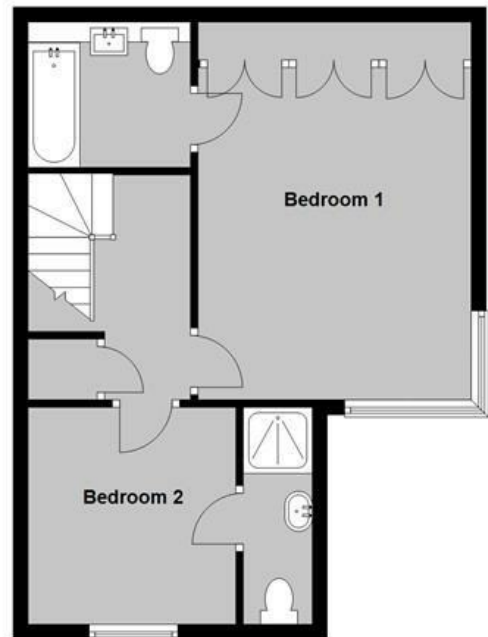
Ground Floor

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.

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 Estate 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.

Energy Efficiency Rating		Current	Target
Overall Energy Efficiency Rating	A	71	75
Energy Efficiency Rating (Excluding Living Room)	B		
Energy Efficiency Rating (Living Room)	C		
Energy Efficiency Rating (Bedroom)	D		
Energy Efficiency Rating (Bathroom)	F		
Energy Efficiency Rating (Kitchen)	G		

England & Wales

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

